|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 25/01/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1275 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 24/01/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Demolition of existing conservatory and erection of a single storey extension. | | | | | | | | |
| **Site Address/Location:** | | | | | 20 Chatburn Park Drive, Clitheroe, BB7 2AY | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment received. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments have been received. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 - Development Strategy  Key Statement DS2 - Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  No Relevant Planning History. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a detached bungalow property located on a corner plot of Chatburn Park Drive, within the settlement boundary of Clitheroe. The property consists of pebble dash render with artificial brick, along with concrete roof tiles and white UPVC doors and windows. The surrounding area is predominantly residential, with Clitheroe Royal Grammar School situated to the North-East of the site. The dwelling is not situated on any designated land. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the demolition of an existing conservatory and the construction of a single storey extension to the rear of the property. It will feature a pitched roof design, with a maximum height of 4.7m from ground level and an eaves height of 3.3m respectively. The proposal will measure approximately 4.5m in width and will protrude around 3.6m from the North-Western elevation. One side elevation, along with the rear elevation, will feature a set of Bi-Fold doors, with two narrow windows being located on the South-Western elevation. The extension will comprise a mixture of ‘K’ render along with natural stone, concrete roof tiles and aluminium doors and windows. | | | | | | | | | | | | | |
| **Principle of development:**  The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The application property in question is a detached property on a corner plot on Chatburn Park Drive, with a relatively large residential curtilage. The extension itself is sited to the rear of the property, and therefore the residential properties considered most at risk from the proposal is No.18 and No.22 Chatburn Park Drive. The extension’s Bi-Fold doors will be featured on the North-Western and North-Eastern elevations, with the South-Eastern elevation featuring two windows. The residential boundary features a tall boundary fence, which will aid in mitigating any impacts on neighbouring residents regarding loss of privacy or overlooking. The large residential curtilage, along with the boundary fence, means there will not be any likelihood of overshadowing on surrounding dwellings. As this development is replacing an existing conservatory, it will have little impact on residential properties along Chatburn Park Drive. | | | | | | | | | | | | | |
| **Visual Amenity:**  Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.  The proposed extension will feature a pitched roof with an eaves height of approximately 3.3m and with a maximum ridge line height of around 4.7m respectively. This will make it wholly subservient to the main property in terms of height, and as such will result in a non-dominant feature. The extension will be sited at the rear of the property, however as the application property is situated on a corner plot, the development will be visible from the North of the site along Chatburn Park Drive. The plot features a high grey boundary fence running along the curtilage and as such means the majority of the extension will be screened from view from the public realm. The materials chosen for the development will also complement the existing external materials on the existing property and as such it is not considered that the proposal would have any undue impact upon the visual amenities of the host dwelling or the local area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey was completed on 16/12/2021, concluding that the lack of evidence found indicates that the building is considered to have a negligible habitat value for supporting roosting bats and lack of roosting features present. As such, it is considered unlikely that bats will be disturbed as a result of this proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works will not affect the existing parking arrangement on site it is not considered that the proposal will have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |