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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 05/04/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0032 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 18/03/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed detached garage and glazed link to annex. | | | | | | | | |
| **Site Address/Location:** | | | | | House adjacent to 9 Downham Road, Chatburn, BB7 4AU | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received within consultation period | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | | | | | | | | | | |
| Highways comment received 16/02/2022 – No Objections | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments have been received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 - Development Strategy  Key Statement DS2 - Presumption in Favour of Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DME4 – Protecting Heritage Assets  National Planning Policy Framework (NPPF)  Planning (Listed Buildings and Conservation Areas) Act 1990  Chatburn Conservation Area Appraisal | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2017/0378:  Application for non-material amendment to planning permission 3/2016/0711 for the removal of the openings to the north (front) elevation of the annex, and the addition of two new openings to the south (rear) elevation. (Approved)  3/2017/0169:  Discharge of condition 3 (materials), condition 5 (Boundary treatments), condition 7 (proposed levels), condition 10 (door and window surrounds), condition 16 (foul drainage) and condition 23 (network rail) from planning permission 3/2016/0711. (Approved)  3/2016/0711:  Demolition of an existing building and the erection of two detached dwellings and annex (resubmission of withdrawn application 3/2015/0768). (Approved)  3/2015/0768:  Demolition of an existing building and the erection of two detached dwellings and annex. (Withdrawn) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two-storey new build property with an annex situated at the rear of 9 and 11 Downham Road, within the settlement boundary of Chatburn. The property consists of render elevations, with natural slate roof tiles and aluminium style UPVC windows and doors. The annex also situated within the residential curtilage of the property features natural stone, slate roof tiles and sage green UPVC windows and doors. The site is situated within a predominantly residential area and sits in the boundary of the Chatburn Conservation Area. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a detached garage to the West of the residential curtilage. The double garage will measure approximately 10m in length, and 7m in width. It will feature a mono-pitched roof design, with the ridge height measuring approximately 4m, with the eaves falling to around 2.3m from ground level. Materials will include the use of stone to the front elevation, with render to remaining elevations, blue slate roof tiles and timber doors.  Consent is also sought for the construction of a glazed link to connect the application property with the pre-existing annex. The link will be supported by an existing boundary wall, measuring approximately 12m in total length, with a width of 2.2m and a height of 2.6m respectively. Materials will include a lead colour EPDM flat roof, with aluminium frames to the glazing, and timber boarded doors to each end of the link. | | | | | | | | | | | | | |
| **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.  The proposal site is situated within the Chatburn Conservation Area therefore consideration will be given towards the effect of the proposal on the historic character of the surrounding area. | | | | | | | | | | | | | |
| **Residential Amenity:**  In terms of residential amenity, the application property in question is sited off the highway, situated to the rear of both No.9 and No.11 Downham Road. These properties in question are owned by the applicant, and the proposed garage will be sited approximately 25m and 30m from the rear elevation and due to existing outbuildings and boundary treatments the development will not be predominantly visible from these neighbouring properties. The rear garden of 9 Downham Road does extend South towards the plot of the proposed garage, however the existing outbuilding garage of No.9 will contribute to ensuring no detrimental impact regarding residential amenity will result.  With regard to South of the development site, the closest residential property is 3 Clough Bank, positioned approximately 40m away. The glazed link will be positioned between the application property and existing annex building, leading from North to South. As a result, the existing buildings will aid in screening the development from view of surrounding properties and changes in the topography of the land means the link will have no impact occurring on the rear garden of No.13 Downham Road.  The detached garage featuring a mono-pitched roof will be situated to the North-West of the curtilage. The front elevation of 1 Clough Bank will be sited to the North-West of the proposed development and will feature a separation distance of approximately 12m respectively. A previous consent was granted for the construction of a two-storey property on the same footprint as the above proposal and the separation distances, along with boundary treatments are considered acceptable with regard to residential amenity on No.1 Clough Bank. | | | | | | | | | | | | | |
| **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 plans will be sited to the rear of dwellings fronting onto Downham Road and consequently the existing properties on Downham Road will screen the garage on the development site from this particular highway. The garage will have a footprint of approximately 70m², with a maximum ridge height of around 4m, with the eaves measuring 2.3m from ground level. The gable roof design, along with the chosen materials of natural stone, render and blue slate roof tiles will allow for visual integration within the surrounding built environment, as well as reflecting the design of the pre-existing annex structure. Due to land levels the garage will be visible from Clough Bank, however as this only serves a small number of residential properties it would not be considered to be visually prominent within the Chatburn Conservation Area.  Regarding the proposed glazed link, as this will be positioned in an orientation running North to South, the existing buildings will aid in screening the development from Downham Road or surrounding application properties. The footprint of the link will remain entirely subservient to the existing buildings at a maximum height of 2.6m respectively. Therefore, the development outlined above will not be considered to be visually harmful with relation to the application dwelling or surrounding conservation area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  Due to the siting of Heys Brook to the South of the development site, part of the development site is situated within Floodzones 2 & 3, and as such a Flood Risk and Drainage Assessment has been submitted alongside the application for the previous consent for 2 houses on the site. However, as the proposed development of the detached garage and the glazed link will be positioned just outside the boundaries of the Floodzone, the development outlined above will not be considered to have a detrimental impact regarding Flooding on site. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have been consulted on the above application and have made the following comments. As the development raises no highways concerns, no objections have been raised in relation to the proposal on highways safety grounds. | | | | | | | | | | | | | |
| **Heritage:**  The application site is situated within the boundaries of the Chatburn Conservation Area, and so consideration must be given towards the impact the proposal will have on the historic character of the surrounding area. With reference to making decisions on applications for development situated within a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *“…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*  The Ribble Valley Borough Council Core Strategy also emphasizes the importance that all development within a Conservation Area should *“respect and safeguard the character, appearance and significance of the area”.*  A Chatburn Conservation Area Appraisal was composed in 2005 and discusses the potential threats to losing the historic character of the region through development. One of the threats identified to the area is the *“Continuing loss of original architectural details and use of inappropriate modern materials or details”* within proposals. It later discusses how many of the unlisted, and some of the listed, buildings in the conservation area have been adversely affected by the use of inappropriate modern materials, including *“the replacement of original timber windows with uPVC or aluminium”*.  Regarding the above proposal, the large majority of the built form within a close vicinity is characterised by a combination of natural stone and render, with slate roof tiles, and timber door and window features. The garage outbuilding mono-pitched roof will integrate effectively with the appearance of surrounding buildings within the conservation area, with materials chosen that are considered appropriate choices to complement those already found in Chatburn. The glazed link will be of a modern design, incorporating the use of aluminium framed glazing along with timber doors to either end of the development. Amended plans were requested in order to implement timber panelling to each end of Elevation A in order to reduce the glazed appearance of the development. The use of aluminium frames is not often considered acceptable within the Conservation Area, however as this aspect of the development will not be publicly visible or prominent within the landscape, and as these materials have been chosen to accord with those found on the new build property, the development would not be considered to be harmful to the aesthetic or historic character of the surrounding Chatburn Conservation Area. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the dwelling or surrounding Conservation Area. With all the above taken into consideration it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |