|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 27/03/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0070 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 17/03/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed detached garage structure. | | | | | | | | |
| **Site Address/Location:** | | | | | 2 West View, Main Street, Grindleton, BB7 4RB | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Parish response received 16/02/2022 – No Objections. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| Highways comment received 01/03 – No Objections subject to Conditions. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **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  Key Statement EN2 - Landscape  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) | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2018/0556:  Single-storey flat roof with lantern extension to the rear, new build single storey garage and store, low level wall to front elevation. (Approved)  3/2018/0237:  Proposed single-storey, flat-roof extension with UPVC roof lantern to the rear; flat-roof dormer to the rear and new single-storey double garage and store. (Refused)  3/2001/0224:  Erect detached garage, general structure improvements. (Approved)  3/1996/0361:  Change of use from community sub post office to Residential. (Approved)  3/1993/0577:  Use of two bedrooms for bed and breakfast. (Approved) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application property relates to a terraced property situated within the settlement boundary of Grindleton. The property consists of natural stone, natural slate roof tiles and timber sash windows and doors. The surrounding area is predominantly residential, with open countryside situated to the East of the development site. The site is situated within the Grindleton Conservation Area and falls within the boundary for the Forest of Bowland Area of Outstanding Natural Beauty. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single detached garage situated on the Northern end of the residential curtilage, accessed by an unadopted highway known as Harrison Terrace. The outbuilding will measure approximately 6.7m in length and have a width of around 6.5m respectively. The proposal will feature a mono-pitched roof with a maximum ridge height of approximately 4m, with the eaves falling to around 2.5m from ground level. External materials will include a combination of natural stone and cream render finish, with natural slate roof tiles, and timber doors on the front elevation. | | | | | | | | | | | | | |
| **Principle of development:**  The proposal contains domestic alterations within a residential curtilage and is acceptable in principle subject to an assessment of the material planning considerations.  The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty therefore consideration must be given towards the effect of the proposal on the visual and historic character of the surrounding area.  The site is also situated within the Grindleton Conservation Area therefore additional consideration will be given towards the effect of the proposal on the historic and visual character of the surrounding landscape. | | | | | | | | | | | | | |
| **Residential Amenity:**  The siting for the proposed garage is within the ‘L’ shaped residential curtilage of the application property, with access off Harrison Terrace to the North-East of the application property. Therefore, the neighbouring properties considered to be most at risk from the outlined development with regard to residential amenity will be Foldside on Back Lane, and No.5 Harrison Terrace.  Previous planning applications for a detached garage at the application property were sited in a similar position in the curtilage, but the proposed outbuildings were much larger in scale. The above application is proposed to be set back further into the curtilage than previous consent, and without the storeroom will be more compliant with the surrounding building context. The garage in the application 3/2018/0556 featured a hipped roof in order to reduce residential impact of the development onto the occupants of Foldside, however as the garage will be sited slightly further South and will be sited closer with the boundary of No.5, any overshadowing generated by the development will be located to the North and hence will not lead to loss of light or loss of privacy on any adjacent properties. | | | | | | | | | | | | | |
| **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.  As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that: ‘‘*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*  The proposed detached garage will have a footprint of approximately 44m², with a maximum ridge height of around 4m with the eaves measuring 2.5m from ground level. The gable roof design, along with the chosen materials will allow for visual integration within the built environment of Grindleton as well as reflecting the design of the application property. The building will be situated off Cross Fold, approximately 20m away from the parent property, and will not be visibly prominent from public viewpoints along Main Street. Therefore, the development outlined above will not be considered to be visually harmful with relation to the application dwelling or surrounding conservation area. | | | | | | | | | | | | | |
| **Heritage:**  The application site is situated within the boundaries of the Grindleton Conservation Area, and so consideration must be given towards the impact of 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”.*  The Grindleton Conservation Area Appraisal (2005) identifies the *‘continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to the Grindleton Conservation Area.  The proposed detached garage would incorporate appropriate materials by virtue of natural stone to the front elevation, cream render finish to the sides and rear, and natural slate roof tiles will integrate effectively with appropriate materials found on the application property and dwellings within the immediate vicinity. The gable roof design will match that of buildings surrounding the site, therefore it is not considered that the proposal would in any way detract from the historic character of the Grindleton Conservation Area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have been consulted on the above application and has made the following comments. The LHA are aware that the development proposed above is of a similar design to a previous application of 3/2018/0556, which was granted approval. Therefore, given that the scheme has already been approved in 2018, the LHA have no objection to the above proposal.  The LHA have requested however that a Construction Management Plan is submitted, as the proposed garage will be accessed at the rear of the dwelling from Harrison Terrace, which is a Bridleway (3-21-BW55). Therefore, the use of the Bridleway should not be compromised during the construction phase of the proposal. | | | | | | | | | | | | | |
| **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. | | | | | | | | | |