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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 12/4/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2022/0190 |  |
| **Date Inspected:** | 22/3/2022 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approval |
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| **Development Description:** | Proposed new stone wall to boundary with wrought iron gates, new pergola and changes to landscaping within garden curtilage. |
| **Site Address/Location:** | Elmridge Barn, Elmridge Lane, Chipping. PR3 2NY |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council consulted on 10/3/22 – no response |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| LCC Highways: No objections |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No objections have been received in relation to the proposal however non-material issues have been raised during the application’s consultation process which relate to a potential loss of a view from the proposed development.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentKey Statement EN5 – Heritage AssetsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME4 – Protecting Heritage AssetsPolicy DMH5 – Residential and Curtilage Extensions**NPPF** |
| **Relevant Planning History:****3/2017/0608:**Alteration to plan approved under 3/2017/0336 (which was a variation of condition from planning permission 3/2013/0691). Proposed alterations include demolition and replacement of existing dwelling, construction of garage, re-siting of garages and alterations to layout. (Approved)**3/2017/0336:**Application for the variation of condition two (all external works of the development relating to the conversion of the barns shall be completed before the expiration of three years) from planning permission 3/2013/0691. (Approved)**3/2013/0691:**Proposed conversion of 3 no. barn to 4no. dwellings, erection of agricultural building following demolition of existing structures and creation of agricultural access road. (resubmission of application 3/2013/0100) (Approved)**3/2013/0100:**Proposed conversion of 3no. barn to 4no. dwellings, erection of agricultural building following demolition of existing structures and agricultural access road. (Refused) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a converted barn property in Chipping. The property forms part of a cluster of four converted barn properties which are situated in the open countryside off Elmridge Lane approximately 3.5 kilometres to the South-west of Chipping village centre. The wider area comprises agricultural fields, woodland and open countryside.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a new stone boundary wall, set of wrought iron gates and pergola. |
| **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 proposed stone boundary wall would comprise a relatively modest height of 1.2 metres and would be sited approximately 20 metres away from the nearest neighbouring property of Elmridge Farmhouse therefore it is not considered that the boundary wall would lead to any loss of light or outlook for the occupants of the directly opposite neighbouring property. The wrought iron roller gates forming part of the boundary wall have the potential to invite a residual amount of noise however it is not anticipated that this would be of detriment to the amenity of any neighbouring residents. The proposed pergola would be screened between the property’s rear and side elevations and as such would have no impact on any neighbouring properties. |
| **Visual Amenity:**The proposed boundary wall would be modest in terms of height standing at just over 3 feet above ground floor level therefore it is not considered that the wall would be an over dominant structure. Furthermore, the boundary wall would be constructed from stone which would match the stone features of the host property. Moreover, the boundary wall would only be viewable to the other three properties on site due to the secluded location of the proposal site with the proposed pergola remaining predominantly screened from view to the rear of the property therefore the overall visual impact of the proposed works would be minimal. Accordingly, it is not considered that the proposal would be harmful to the visual amenities of the immediate or surrounding area. |
| **Ecology:** No ecological constraints were identified in relation to the proposal.  |
| **Highways:** LCC Highways have reviewed the proposal and have no issues with the proposed development therefore it is not considered that the proposed works would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal would have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that the proposal would be harmful to the visual amenities of the immediate or wider area.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. |