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| Report to be read in conjunction with the Decision Notice. |
| **Signed:** | **Officer:** | **SH** | **Date:** | **31/03/2022** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2022/0195 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 07/02/2022 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **REFUSAL** |
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| **Development Description:** | Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling. Resubmission of 3/2021/1289. |
| **Site Address/Location:** | Planetree Cottage, Chipping Road, Chaigley, BB7 3LT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highway’s comment received on 29/03 – No ObjectionsSabic consultation received on 08/03 – No Objections  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One comment received on 11/03/2022, summarised below:* Impact on overall appearance of surrounding AONB – loss of openness
* Effect on privacy due to windows, and loss of light to the adjacent property.
* Trees are located within falling distance of development – application fails to demonstrate the potential impacts.
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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 EN2 - LandscapePolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2021/1289: Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling. (Refused)3/2004/1265:Single storey extension to side of house to create a utility and further reception room. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site relates to a detached cottage situated on the Northern side of Chipping Road in Chaigley. The dwelling itself consists of random natural stone, with natural blue slate and timber windows and doors. The property is sited within a small cluster of residential dwellings, with Bull Hill Farm to the West, and open countryside to the North, East and South of the development. The residential curtilage falls within the boundaries of the Forest of Bowland Area of Outstanding Natural Beauty.  |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition of an existing shed and construction of a new detached garage and workshop, with a studio above, to an existing private dwelling. The outbuilding will measure approximately 6.5m in width and will protrude to around 9.8m in length. It will feature a pitched roof design including one dormer window, with the maximum height of the ridgeline meeting around 5.5m, and with an eaves height of approximately 3.5m on the rear, and 2.9m on the front elevation. The application proposes for the use of natural stone, along with natural blue slate roof tiles, white coloured timber windows and coloured aluminium roller shutter garage doors.  |
| **Principle of Development:**The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The proposal site is situated within the Forest of Bowland Area of Outstanding Natural Beauty therefore additional consideration will be given towards the effect of the proposal on the visual character of the surrounding landscape. |
| **Residential Amenity:**The development in question relates to a parcel of land situated on the Eastern side of a shared driveway which leads off Chipping Road to provide access for Plane Tree Cottage and High Trees. The proposed garage will feature 3 windows on the Eastern elevation along with two roof lights, whilst the Western elevation will feature two windows and two rooflights on the Western elevation facing the cottage dwellings. Both the North and South elevations will feature small windows on the First floor. As such, some consideration must be given to the loss of privacy on the neighbouring property of High Trees. However, as the application property features a long front garden, and the neighbouring dwelling features a long driveway, the development will be situated over 30m away from any habitable windows. Therefore, the development would not be considered to create any opportunities for loss of light, overlooking or loss of privacy as a result.  |
| **Visual Amenity/External Appearance:**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 garage and workshop space is of a significant footprint, measuring approximately 6.5m by 9.8m with a maximum height of 5.5m respectively. Materials chosen include natural stone, slate roof tiles and timber frames, which have been selected in order for the garage and workshop to integrate with the materials on the host dwelling and to coordinate with other isolated dwellings situated within the AONB. The significant size and scale of the detached garage outbuilding would result in the appearance similar to a small dwelling and would therefore result in the loss of openness that contributes to the surrounding countryside. The siting of the development also means that the South elevation would be fronting the adjacent highway, exemplifying the scale of the development. The two-storey detached garage will be seen to compete with the application property and will be considered at odds with the surroundings. As a result of the above attributes, it is considered that the proposed garage, workshop and studio space, by virtue of its overall scale, massing and siting would result in the introduction of an incongruous, bulky and unsympathetic design that would be of detriment to the character and visual amenities of the area. The applicant has submitted a statement alongside photographic evidence to show similar development styles within the area. However, many of these garages are situated within a large residential curtilage and are set well back from the adjacent highway. All development must be weighed against its own merits, and the construction of a two-storey garage of this design this close to the highway will give an overly domestic appearance with regard to substantial windows being implemented, mimicking the image of a small two-storey property. In this instance, the development is not considered to be positively reflecting local distinctiveness of the Area of Outstanding Natural Beauty, contrary to Key Statement EN2 and Policy DMG1 of the Ribble Valley Borough Council Core Strategy.  |
| **Landscape/Ecology:**There are multiple trees of up to 100ft high that are situated within falling distance of the proposed development. The development would be sited approximately 8m away from a third-party Sycamore tree, and as such an Arboricultural Report would be required for the application to assess the likelihood for any damage to the Root Protection Area of the tree. However, as the development is to be refused on visual grounds, the report has not been requested.  |
| **Highways:**Lancashire County Council Highways have been consulted regarding the application, and the works are not considered to have any undue impact upon highway safety, and therefore have no objections to the proposal.  |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal does not raise any significant concerns in relation to residential amenity in as much that it would not provide any new opportunities for overlooking nor would it lead to any significant loss of natural light or outlook. However, the proposal does raise some significant concerns in relation to visual amenity in as much that it is considered that the proposed works would result in a large, bulky and unsympathetic addition that would be harmful to the character setting of the AONB and visual amenities of the surrounding residential dwellings. It will fail to respond positively to or enhance the immediate context, contrary to Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy. It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused. |
| **RECOMMENDATION**: | That planning consent be refused for the following reasons: |
| **01** | The proposal, by virtue of its design, size and scale, would result in a bulky, unsympathetic and disproportionate addition that would be harmful to the character, setting and visual amenities of the existing residential dwellings and fails to respond positively to or enhance the immediate context. As such the proposal is considered to be in direct conflict with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy. |