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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 19/5/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0234 | | | | | |  | | | | |
| **Date Inspected:** | | | 6/5/2022 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approve | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Replacement of old garden room/summerhouse with a wooden, free-standing garden room. Surface water to discharge to existing surface water drains. | | | | | | | | |
| **Site Address/Location:** | | | | | Parlick View Cottage, Startifants Lane, Chipping. PR3 2NP | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Chipping Parish Council consulted on 19/4/22 – no response. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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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 EN2 - Landscape  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential And Curtilage Extensions  **National Planning Policy Framework (NPPF)** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/1998/0700:**  Change of use of shippon and haybarn to form two cottages. formation of new access for existing dwelling and farm access (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached two storey cottage property in Chipping. The proposed garden room would be sited within the North-western corner of the property’s residential curtilage. The proposal site is situated on the North-western outskirts of Chipping amongst a small cluster of properties situated at the foot of Parlick fell. The surrounding area comprises agricultural land, woodland and open countryside. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a freestanding garden room. | | | | | | | | | | | | | |
| **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 also lies 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 garden room would be sited on the footprint of the existing garden room to be replaced which is sited away from the common boundary shared with Hillcrest Cottage. The garden room would incorporate doors and windows on its front and side elevations which would solely provide views into the property’s curtilage. Accordingly, it is not considered that the proposal would be harmful to the amenity of the adjoined neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity:**  The garden room would be modest in terms of height and footprint comprising a similar cubic volume to the existing garden room to be replaced and would therefore be an appropriate and subservient addition to the property’s curtilage. The garden room would be visible from Startifants Lane however it would be set approximately 20 metres back from the road and sited on the footprint of a structure of similar size and appearance within a remote location. Accordingly, it is not considered that the proposal would have any undue impact upon the visual amenities of the immediate area.  The proposal lies within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council 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 garden room would consist of timber cladding with timber framed doors, both of which would be identical to the external materials on the existing garden room and several other outbuilding structures within the local area. Accordingly, the proposal is considered to be in accordance with Key Statement EN2 in as much that the proposed development would be largely in keeping with the aesthetic character of the surrounding AONB landscape. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the existing parking arrangement on site it is not considered that the proposal 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 any neighbouring residents, nor is it considered that the proposal would be over dominant or harmful to the character of the main property or visual amenities of the immediate area.    Moreover, it is not considered that the proposal would detract from the aesthetic character of the surrounding AONB landscape.  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. | | | | | | | | | |