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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2022/0256 |  |
| **Date Inspected:** | 6/5/2022 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approve |
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| **Development Description:** | Demolition of existing outbuilding and construction of two storey extension to side. Conversion of attached garage to utility room/WC. Insertion of five new rooflights - four to the farmhouse roof and one to the converted garage. |
| **Site Address/Location:** | Elliott House, Chipping Road, Chaigley. PR3 2TS |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Thornley with Wheatley Parish Council have no objections. |
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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 raised by third parties in relation to the design aspect of the proposal however concerns have been voiced with regards to potential wear and tear on the shared vehicle access during the development phase of the proposed works. These concerns are noted however given that these concerns do not relate to material planning considerations they cannot be assessed as part of this application. |
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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 DevelopmentKey Statement EN2 - LandscapePolicy DMG1 – General Considerations Policy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport And Mobility Policy DMH5 – Residential And Curtilage Extensions**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:**No planning history. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached two storey farmhouse property in Chaigley. The property consists of whitewashed stone, slate roof tiles and woodgrain effect UPVC windows. The proposal site is situated within the open countryside between Chipping and Chaigley and shares a vehicle access with Elliots Barn which is situated approximately 15 metres away to the South-east. |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition of an existing outbuilding, construction of a two storey side extension and conversion of the property’s integral garage to a utility room / WC. Following a review of the proposal, concerns were voiced to the applicant with regards to the window configuration on the rear North-western elevation of the proposed side extension. The applicant has since submitted a revised proposal with a window design more akin to the window configuration of the host property. |
| **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 front and rear ground and first floor windows in the proposed two storey extension would provide similar views to the property’s existing front and rear ground and first floor windows and as such would not provide any new opportunities for overlooking into the opposite neighbouring property. The ground floor level bi-folding doors and first floor window on the South-western gable end of the extension would face away from Elliots Barn towards woodland and as such would not compromise the privacy of the neighbouring property. The two storey extension would lead to some additional overshadowing however desktop analysis shows that this would solely occur within the Northern section of the property’s curtilage. Accordingly, it is not considered that the proposal would be harmful to the amenity of the opposite neighbouring residents. |
| **Visual Amenity:**The proposed extension would incorporate a sidewards projection of just over half the width of the host dwelling with its roof pitch set below the roof pitch of the host property. The extension’s road facing North-western elevation would incorporate a split level design which would effectively reduce the massing effect of the extension. As such, the extension would be a subservient and appropriate addition to the property. The proposed extension would be partially visible from Chipping road however it would be set well back back from the road within a relatively remote location therefore its visual impact would be relatively low. The two roof lights proposed for the North-western elevation of the main property would be visible from Chipping Road however given their modest size it is not considered that these would be of detriment to the character of the property. The proposed conversion of the property’s integral garage would involve minimal alterations to the South-eastern elevation of the garage which would carry a negligible visual impact. The outbuilding to be demolished is an unremarkable modern timber based structure of little architectural merit therefore its demolition is considered to be acceptable. Accordingly, it is not considered that the proposed development would be harmful to 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 side extension would consist of slate roof tiles, timber casement windows and stone walls which would be in keeping with the external features of the host property, opposite neighbouring property and stone based vernacular of the wider environment. Accordingly, the proposal is considered to be in accordance with Key Statement EN2 in as much that the proposed development would be in keeping with the aesthetic character of the surrounding AONB landscape. |
| **Ecology:**A bat survey carried out at the property on 22/3/22 found no evidence of any bat related activity. |
| **Highways:**Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed development on highway safety grounds therefore 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. |