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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 4/5/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2022/0280 |  |
| **Date Inspected:** | 27/4/2022 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approval |
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| **Development Description:** | Proposed two storey conversion from garage and store to annexe. |
| **Site Address/Location:** | Pale Farm Barn, Moss Lane, Chipping. PR3 2TR |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council have no outright objections to the development however concerns have been raised with regards to the future use of the annex and impact upon the property value of the dwelling which adjoins the garage to converted. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** No objections. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One objection has been received in relation to the proposal. The objection is summarised as:* Impact of the proposal upon residential amenity
* Impact of the proposal upon visual amenity

The objection also comprises references to the future use of the annex and impact of the development upon the property value of the surrounding properties.  |
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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 Considerations Policy DMG3 – Transport And MobilityPolicy DMH5 – Residential And Curtilage Extensions**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:****3/2010/0847:**Re-submission of planning application 3/2009/1026P to replace the Wendy House with a Summer House in the garden (Refused)**3/2009/1026:**Proposed replacement of the existing single storey Wendy House with a single storey Summerhouse, adjacent to the vegetable patch (Refused)**3/2007/1102:**Replace hardwood frame/glass front door with Oak frame/glass front door with 'Sikens' varnish to complement remainder of barn. Re-submission (Approved)**3/2007/0808:**Replace hardwood frame/glass front door with oak frame/glass front door (Refused) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area**The proposal relates to a converted barn property in Chipping. The property consists of stone, slate roof tiles and timber windows and doors. A stone and slate based detached garage and store is situated adjacent to the dwelling within the property’s residential curtilage which is the subject of this application. The property is situated in a remote area within a small cluster of stone based dwellings with the wider area comprising agricultural fields, woodland and open countryside. |
| **Proposed Development for which consent is sought:**Consent is sought for the conversion of the property’s garage and store to a proposed annexe. |
| **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 sliding doors and windows proposed for the South-western elevation of the garage would face towards the main dwelling and as such would solely provide views into the property’s residential curtilage therefore the proposed conversion would not compromise the privacy of any neighbouring residents. A minor increase in height is proposed to the lower lean-to roof pitch of the store room however this would not result in any additional overshadowing within the neighbouring curtilage of Pale Farm Cottage. No other increases to the footprint or height of the garage are proposed as part of the conversion therefore it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity / Landscape:**The proposed conversion would involve the insertion of sliding doors and windows to the South-western elevation of the garage with three roof lights proposed for the South-eastern roof plane of the garage. A minor increase in height is also proposed to the lower lean-to roof pitch of the store room element of the garage. These additions would be visible from a PROW which runs directly adjacent to the garage therefore there would be some visual impact from the proposed development however the above alterations would be relatively unobtrusive with no increases proposed to the footprint or height of the garage as part of the conversion. Notwithstanding this, the large majority of the proposed conversion relates to internal works therefore the overall visual impact of the proposal would be minimal. As such, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area.The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With reference to development in Areas of Outstanding Natural Beauty, 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 slate roof and natural stone exterior of the garage would be retained as part of the proposed conversion with timber doors and windows with stone surrounds proposed for the new openings of the annex all of which would be in keeping with the exterior of the parent converted barn property and other stone and slate based dwellings in the immediate vicinity which underpin the aesthetic of the surrounding landscape. Accordingly, the proposed development is considered to be in accordance with the aims of the above key statement. |
| **Ecology:**The proposed conversion would involve the insertion of three roof lights to the South-eastern roof plane of the garage which could potentially disturb any protected species on site. As such, an additional planning condition has been added to this consent in order to safeguard any protected species on site. |
| **Highways:**Lancashire County Council Highways have reviewed the proposal and have no objections to the proposed conversion on highway 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 the neighbouring residents, nor is it considered that the proposed works would be harmful to the visual amenities of the area.Moreover, the annex would comprise an appropriate selection of materials which would merge well with the external features of the parent property and other surrounding dwellings without detracting from the aesthetic character of the wider AONB landscape.Furthermore, the proposed annex would provide a modest level of accommodation and share some facilities with the main house and would therefore not be capable of independent occupation.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. |