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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | | **Date:** | 17/05/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0297 | | | | | | |  | | | | |
| **Date Inspected:** | | | 25/04/2022 | | | | | | |
| **Officer:** | | | **MW** | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **Decision** | | **APPROVAL** | | |
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| **Development Description:** | | | | | Proposed external alterations to include the construction of new natural random stone facing to the front and rear, with the addition of new stone window and door surrounds. Side elevations to be fitted with an external wall insulation system finished with silicone render. Windows to be replaced with brown uPVC. | | | | | | | | | |
| **Site Address/Location:** | | | | | 6a Blackburn Road Ribchester PR3 3YP | | | | | | | | | |
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| **CONSULTATION:** | | | | | **Ribchester Parish Council** | | | | | | | | | |
| No comments have been received in respect of the application. | | | | | | | | | | | | | | |
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| **CONSULTATION:** | | | | | | **Additional Representations** | | | | | | | | |
| No additional representations have been received in respect of the proposed development. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN3 – Sustainable Development and Climate Change  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME4 – Protecting Heritage Assets  **National Planning Policy Framework**  **Planning (Listed Buildings and Conservation Areas) Act 1990** | | | | | | | | | | | | | | |
| **Relevant Planning History:**  None. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property in Ribchester. The building is constructed from reconstituted stone with a natural slate roof and an existing fenestration consisting of white/brown uPVC. The property is located on Blackburn Road, with the southern elevation of the dwelling directly adjacent to the highway. As a result, the dwelling contributes toward the existing street scene and Ribchester Conservation Area more generally. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for external alterations to the property including new natural random stone facings to the front and rear of the property, with both side elevations to be fitted with an external wall insulation system finished in silicone render. Existing windows are to be replaced with brown uPVC with stone window and door surrounds introduced on all elevations. Further amendments to the existing fenestration include the replacement of an existing window opening on the northern elevation at the rear of the property with new bi-folding doors, in addition to a new canopy on the principal elevation with replacement uPVC windows. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposed development involves alterations to an existing dwelling and is acceptable in principle, subject to an assessment of material planning considerations. The property lies within Ribchester Conservation Area and therefore due regard must also be given to the impact of the development upon the conservation and enhancement of this area as a heritage asset in accordance with the Ribble Valley Core Strategy, Chapter 6 of the Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. | | | | | | | | | | | | | | |
| **Residential Amenity:**  On western and eastern elevations of the host dwelling the development seeks only to introduce new materials with no change to the structure, massing or fenestration of the property. Consequently, it is not deemed that the amenity of neighbouring properties is affected by the changes proposed to these elevations. Whilst a new canopy is introduced on the principal elevation, this reflects existing built form and therefore no resulting impacts upon surrounding residential amenity are identified.  The development also includes the replacement of an existing window on the northern (rear) elevation with bi-folding doors to allow access to the property’s garden. This would enlarge an existing opening on the ground floor, however, the distance between the host property and the neighbouring property known as ‘Boyce Barn’, in addition to the boundary fencing currently in place, eliminates the possibility for additional overlooking opportunities to occur through this element of the scheme. | | | | | | | | | | | | | | |
| **Visual Amenity/Heritage:**  Policy DMG1 of the Ribble Valley Core Strategy states that all development must:  *“2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*  *3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.”*  Furthermore, the LPA must also accord with its duty at section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states:  ‘with respect to any buildings or other land in a conservation area, of any functions under or *by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’*  The site location falls on Blackburn Road within Ribchester Conservation Area, with immediate surroundings characterised by linear forms of development featuring good examples of 19th century terracing as detailed in the Ribchester Conservation Area appraisal. The application property is a form of infill development relative to its surroundings, of later building age and of different style to neighbouring buildings with materials including reconstituted stone and uPVC. This results in the property being one of few buildings within the conservation area **not** identified as a ‘building of townscape merit’.  The proposed development makes alterations which allow for the property to better reflect the existing character of the conservation area. Reconstituted stone on southern and northern elevations is to be replaced by natural random stone with cut stone window surrounds, quoins, coping and kneelers which collectively form a more accurate representation of surrounding architectural detail and building materials. The introduction of kneeler detailing at eaves and natural stone quoins on principal and secondary elevations are appropriate to the historic setting of the property as traditional elements of architectural design, in addition to the creation of parapet gables and coping which match surrounding building typology and integrate the dwelling into the street scene. Additional fenestration changes on the principal elevation ensure that uPVC type is consistent across the property, all of which contributes toward a façade which has a positive impact on townscape quality whilst sympathetic to surrounding landscape and conservation area character in accordance with policies DMG1 and DME4.  On eastern and western elevations, existing materials will be replaced by an external wall insulation system with silicone-based render finish. Whilst not a native building material to the conservation area, this represents an innovative form of energy efficient development which benefits from support through Key Statement EN3 of the RVCS. A low eaves height and screening on both elevations minimises the visual impact of the render finish which will also remove infilled window openings on the eastern elevation which currently detract from the visual amenity of the area. When this is balanced with the energy efficiency improvements and significant enhancement to the street scene achieved through changes to the principal elevation, the scheme’s visual impact is found to be acceptable. | | | | | | | | | | | | | | |
| **Highways**  There are no issues pertaining to highway safety. | | | | | | | | | | | | | | |
| **Flood Risk**  The curtilage of the application property includes land which falls within Flood Zone 2, indicating a medium risk of fluvial flooding at this location. Having considered the proposal from the perspective of flood risk, it is not judged that the development would impact upon the severity or regularity of future flood events. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having given considerable weight to the duties within the Planning (Listed Buildings and Conservation Areas) Act 1990 and other material considerations, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | | |