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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 25/5/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2022/0302 |  |
| **Date Inspected:** | 9/5/2022 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approve |
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| **Development Description:** | Regularisation of waste treatment plant installed in front garden. |
| **Site Address/Location:** | Venture Villa West, Clitheroe Road, Chatburn. BB7 4LA |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chatburn Parish Council have no objections. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None. |
| **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 Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME6 – Water ManagementPolicy DMH5 – Residential and Curtilage Extensions **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 semi-detached two storey property in Chatburn. The property consists of stone, slate roof tiles and timber windows. The property contains a front garden within the South-western section of its curtilage in which the unauthorised waster treatment plant has been installed. The proposal site is situated on the South-western edge of Chatburn on a main road with a cluster of commercial properties lying to the South-west and residential properties situated to the North-East. |
| **Proposed Development for which consent is sought:**Retrospective consent is sought for the retention of an unauthorised waste treatment plant within the property’s front garden. |
| **Principle of development:**Policy DMG2 of the Ribble Valley Core Strategy states:*‘Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.’*The application property is situated within the defined settlement area of Chatburn which is a Tier 1 village. The unauthorised waste treatment plan has been installed within the property’s front garden and is relatively modest in scale and sited below ground floor level approximately 5 metres away from the front elevation of the property. As such, the unauthorised development would accord with the requirements of Policy DMG2 and is therefore considered acceptable in principle subject to an assessment of additional material planning considerations. |
| **Residential Amenity:**The waste treatment plant is a subterranean structure with no discernible noises or smells associated with its operation therefore it is not considered that retention of the unauthorised structure would be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity:**As stated above, the waste treatment plant is a subterranean structure with its only discernible features being two small flat circular vent caps installed at the ground floor level. Accordingly, the waste treatment plant if retained would have a negligible visual impact and would not result in any harm to the character of the host property or visual amenities of the area. |
| **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 property’s existing parking arrangement it is not considered that the proposed works if retained would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed development would not be harmful to the residential amenity of any neighbouring residents, nor would it result in any harm to the character of the host property or visual amenities of the area.Furthermore, the proposed development would be in accordance with the aims and objectives of Policy DMG2.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. |