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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SH** | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** |  |  |
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| **Application Ref:** | 3/2022/0323 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 14/04/2022 |
| **Officer:** | **JM** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed alterations and extension to include 2 storey extension and car port |
| **Site Address/Location:** | 29 Mellor Brow Mellor |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMH5 – Residential & Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**No relevant planning history |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site relates to a detached property with vehicular access from Mellor Brow. The property is set within a significant resident curtilage and situated within the Green Belt on the edge of the settlement of Mellor. The dwelling consists of a render with rosemary plain roof tiles.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a two storey link extension, flat roof bay window and side car port as well alterations to the fenestration to increase the extent of glazing using a greater verticality and the introduction of stone surrounds. The roof pitch follows the existing profile. The proposed car port has a pitched roof and approximately 8m by 6m.  |
| **Principle of Development:**The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The building is located within the Green Belt and as the alterations are not disproportionate to the main dwelling and located close to an existing settlement it is considered not to have a visual impact or cause harm to the purpose of the Green Belt designation. |
| **Residential Amenity:**Regarding neighbouring properties given the extension would not create any overlooking or overshadowing due to the design and distance away from adjacent properties there is no significant impact. The two extension is in effect an infill and would have no greater impact than the existing building.  |
| **Visual Amenity/External Appearance:**Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, 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. The materials have been chosen in order to complement the existing property and would assist in the integration of the main building yet remain subservient to the original dwelling. The flat roof bay which would be concealed with a parapet wall would break up the mass of the building and extent of render.. The siting and positioning of the proposal and distance from the main carriageway means the building will be effectively screened from public view. As a result, there will be no detrimental damage regarding visual amenity of the local area.  |
| **Landscape/Ecology:**The arboricultural report concludes that the trees will be largely unaffected but recommends that one sycamore tree to be removed due to structural defects. This may require consent under a separate TPO application but the extension itself does not impinge on the tree coverage. |
| **Highways:**Lancashire County Council Highways have not been consulted on the proposal as the proposed works would not be deemed to affect the property’s existing parking arrangement and therefore it is not considered that the proposal would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:** |
| **RECOMMENDATION**: | That planning consent be granted  |