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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | | **Date:** | 16/06/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **YES** | **Photos uploaded** | | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0341 | | | | | | |  | | | | |
| **Date Inspected:** | | | 23/05/2022 | | | | | | |
| **Officer:** | | | **MW** | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Demolish existing side conservatory and replace with single storey side extension. | | | | | | | | | |
| **Site Address/Location:** | | | | | 8 Homeacre Avenue Sabden BB7 9HG | | | | | | | | | |
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| **CONSULTATION:** | | | | | **Sabden 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 application. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN5 – Heritage Assets  Key Statement EN2: Landscape  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  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 semi-detached residential property at the end of Homeacre Avenue within the defined settlement limits of Sabden. The dwelling is faced in white pebble render with roof tiles and uPVC framed windows, with a surrounding area largely characterised by 20th century residential properties of detached and semi-detached nature, with agricultural land directly north of the property. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for external alterations including the demolition of an existing conservatory and replacement with a single storey extension on the side elevation of the property. The proposed extension introduces rooflights to front and rear elevations of the extension with uPVC doors to the rear providing access to the garden. The proposed extension footprint is similar to the conservatory and would feature a material palette akin to that in place within the host property with a render finish on all elevations, tiled roof, grey UPVC fascia boards and windows and black guttering. | | | | | | | | | | | | | | |
| **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 Sabden 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 16 of the Framework, and sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. | | | | | | | | | | | | | | |
| **Residential Amenity:**  Despite the proposed extension featuring a higher eaves and ridge height than the existing conservatory, the development proposes alterations to the side elevation of the property which cumulatively results in a minimal level of additional built form introduced to the host dwelling. This results in a near identical building footprint to that which currently exists and therefore the proposed massing is not judged to impact upon the residential amenities of neighbouring properties and those of the application property in the context of overshadowing.  The development proposed naturally results in an overall reduction in the volume of window space when compared with existing form simply by virtue of the elimination of the existing conservatory element. On front and rear elevations, several conservatory windows will be replaced by a single window opening on these elevations which are of a location and scale consistent with existing fenestration arrangements. As the final property at the end of Homeacre Avenue, the application property benefits from a secluded northern elevation where the proposed extension is to be sited with agricultural land to the north at a significantly higher land level. Considering this and the considerable separation distances between properties it is not deemed that the proposed windows would introduce new opportunities for overlooking. Two rooflights proposed on both pitches of the extension have also been considered in this regard, however, will not result in any undue impact by virtue of their configuration, height, and orientation. | | | | | | | | | | | | | | |
| **Visual Amenity:**  The impacts of the proposal on the visual amenities of the area should be assessed against policy DMG1 of the Ribble Valley Core Strategy which states that all development must 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’*.  Plans submitted with the application show that despite proposing a ridge height in excess of the existing conservatory, the ridge height of the extension will remain well below that of the property as a whole and of comparable neighbouring properties in the area. This, in addition to setting back the side extension significantly from the principal elevation and maintaining a consistent eaves height helps to mitigate the impacts of the development upon the street scene and safeguards a sympathetic relationship to other immediate built form in the area in accordance with DMG1. More generally, the proposed scheme seeks to secure a minimal increase in overall building footprint which is of a scale commensurate and subordinate to that of the dwelling. This ensures a minimal visual amenity impact.  The use of materials including a render finish on all elevations, woodgrain grey uPVC and a tiled roof match those in situ within the application property and overall achieves a well-considered and consistent form of design which has the lowest possible impact upon visual amenity and wider surroundings including the Forest of Bowland Area of Outstanding National Beauty. This meets the tests of design found within chapter 15 of the National Planning Policy Framework and Key Statement EN2 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | | |
| **Heritage:**  The application property is situated within Sabden Conservation Area. With reference to making decisions on applications for development in a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: “...*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”  Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.  Sabden Conservation Area is characterised by late 18th and 19th century terraces and mills which are indicative of the village’s industrial history. The Sabden Conservation Area Appraisal (2006) identifies the ‘*continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to the designation and in response, the Sabden Conservation Area Management Guidance (2006) states that *‘alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour.’* This seeks to ensure the merits of the area are preserved.  Despite falling within a designated conservation area, the application property receives no formal designation as a building of townscape merit. As a result, the application property is not judged to contribute significantly toward the history of Sabden as a village nor is it a form of development that the conservation area is typified by.  Submitted plans indicate that all new materials will match the materials of the existing dwelling. This succeeds in achieving a form of development which reflects the property’s immediate surroundings and does not undermine the valued aspects of the conservation area or its significance. As such, it is not considered that the proposal will have any detrimental impact on the aesthetic character of the Sabden Conservation Area. | | | | | | | | | | | | | | |
| **Ecology**  A bat scoping survey was undertaken in April 2022 and found no evidence to suggest present or historic bat activity within the building. Consequently, the building is considered to offer negligible habitat value for roosting bats and as such there is no requirement for compensatory mitigation to offset the impacts of the proposed development. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  it is for the above reasons and having regard to all material matters raised that the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | | |