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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SH** | **Date:** | **30/06/2022** | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2022/0427 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 17/05/2022 |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed demolition of existing timber garage and replaced with a habitable garden office with attached garden shed.  |
| **Site Address/Location:** | 205 Pleckgate Road, Ramsgreave, Blackburn, BB1 8QU |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highways comments received on 31/05/2022 – No Objections. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentKey Statement EN1 - GreenbeltPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic Considerations**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:**No Relevant Planning History. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The proposal relates to a semi-detached property located within the settlement boundary of Ramsgreave. The surrounding area is predominantly residential, with Greenbelt land situated to the North of the site. The site itself is not sited on any designated land.  |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition of the existing timber garage and the construction of a habitable garden office with an attached garden shed. The development will be positioned on a similar siting as the existing garage, however will have a larger footprint measuring approximately 4.5m by 5m respectively. The development will feature a maximum height of 3.3m to the ridgeline, with the eaves falling to roughly 2.0m from ground level. External materials will consist of charred wood cladding with sheet metal roofing finished in anthracite grey.  |
| **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.  |
| **Residential Amenity:**The proposed garage will feature windows on the North-Eastern elevation, North-Western elevation, and South-Western elevation with two doors to the North-Western elevation to provide access to the rear garden. The South-Western elevation will face the adjacent highway, however the window featured will be narrow and positioned just below the eaves height of the building. This will solely provide views to the front garden of the application property and therefore will not be considered to reduce the levels of privacy of any neighbouring residents. The habitable garden room will be sited in the same siting as the existing garage and will feature a maximum height with a ridgeline of around 3.3m from ground level. The application property has one neighbouring property adjoined, situated to the North-West of the property. As a result, due to no neighbouring properties being situated to the East of the site boundary, and due to the development being set back off the highway, the development in question will not result in any new opportunities for overshadowing on any neighbouring residents.  |
| **Visual Amenity:**Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings. The proposed outbuilding will have a relatively small footprint, with a maximum ridge height of around 3.3m with the eaves measuring 2.2m from ground level, making it wholly subservient to the application property. The roof design, along with the chosen materials will allow for visual integration within the built environment of Pleckgate Road, as well as reflecting the design of the dwelling. Due to the positioning of the proposal, the development will be sited to the East of the application property, set back behind the front elevation line, but will still be visible from the adjacent highway. The existing treescape situated to the East of the proposed development will aid in reducing the visual impact of the habitable garden room. The development will not be considered visually incoherent when compared to surrounding development and as the outbuilding will be replacing an existing timber garage, it will therefore not be considered to have any undue impact upon the visual amenities of the host dwelling or surrounding residential area.  |
| **Landscape/Ecology:**No ecological constraints were identified in relation to the proposal.  |
| **Highways:**Lancashire County Council Highways have been consulted on the proposal and have no objections to make regarding the application.  |
| **Observations/Consideration of Matters Raised/Conclusion:**It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. |
| **RECOMMENDATION**: | That planning consent be granted. |