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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 7/10/22 | **Manager:** | **KH** | **Date:** | **07/10/22** |
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| **Application Ref:** | 3/2022/0594 |  |
| **Date Inspected:** | 23/6/21 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed new opening and installation of doors to terrace. |
| **Site Address/Location:** | Flat 2, Pendle House, Clitheroe Road, Chatburn. BB7 4JY |
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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. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMH5- Residential And Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2021/0615:**New opening and installation of doors to terrace. (Withdrawn) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a residential flat which forms part of a mixed use property located on the South-western edge of Chatburn. The ground floor and basement level of Pendle House are currently in use as a dental practice and consultation rooms respectively. Flat 2 which forms the basis of this application is located on the first floor level of the building. The surrounding area comprises a mixture of commercial units and residential properties. |
| **Proposed Development for which consent is sought:**Consent is sought for the installation of a new opening within the flat’s North-western elevation in order to accommodate a new set of folding doors which would provide access to the flat’s outside terrace area. |
| **Impact Upon Residential Amenity:**The proposed new doorway would provide access onto an existing outdoor amenity space therefore it is not anticipated that the proposal would be harmful to the amenity of any neighbouring residents.  |
| **Visual Amenity:**The new opening proposed would be relatively modest in terms of height and width and as such would merge well with the existing solid to void ratio in place on the North-western elevation of the building. In addition, the aluminium design of the folding doors and its stone surrounds would merge well with the dark roof slates and stone elevations of the building. Furthermore, the new opening would be located on the rear North-western elevation of the building which faces away from the public realm on Clitheroe Road therefore the visual impact of the proposal would be minimal. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the area.  |
| **Ecology:**No ecological constraints were identified in relation to the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal would be harmful to the amenity of any neighbouring residents, nor is it considered that the proposed works would be harmful to the visual amenities of the area.As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |