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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2022/0603 |  |
| **Date Inspected:** | 14/10/22 + 25/01/23 |
| **Officer:** | LH (27/01/23) |
| **Senior Officer:** | NH (27/01/23) |  |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Regularisation of 1.8m x 1.5m shed in rear garden |
| **Site Address/Location:** | 31 Wolfs Fell Close, Chipping, Preston. PR3 2DR |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| None. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One letter of support received. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN2 - LandscapePolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMH5 – Residential And Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2014/0183**Hybrid planning application seeking both full and outline planning permission as follows: Full planning permission for works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and bar restaurant (Use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use class C1), wedding venue (use class D1), kids club (Use class D1) and trailhead centre (Use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings, split over two sites, with a maximum of 56 and 4 units on each with all matters reserved except for means of access. (Allowed at appeal). Condition 8 removes PD rights on parcels 3 and 4. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site comprises a detached property located on a newly constructed housing estate on the edge of Chipping within the AONB. The estate comprises a mix of stone and render properties. The proposed shed has been constructed in the rear garden area of the property, beyond which is a group of sycamore trees (no TPO) and the Kirklands estate.  |
| **Proposed Development for which consent is sought:**Consent is sought for the regularisation of a 1.8m x 1.5m shed in rear garden. The shed is constructed in timber materials with a sloping roof. It has been constructed on a built-up plinth and concrete platform (slab) with windows in the front elevation looking up the garden towards the property.  |
| **Principle of Development:**The proposal is a domestic structure within the curtilage of a dwelling and is acceptable in principle.  |
| **Impact Upon Residential Amenity:**The proposed shed (and raised platform) is of modest scale and does not have an overbearing impact on any residential property. The presence of existing boundary treatments, namely 1.8m high timber fencing, prevents any unacceptable overlooking from the front window. The modest footprint means this would be an ancillary use.  |
| **Visual Amenity / Landscape:**Policy DMG1 of the Ribble Valley Core Strategy 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 and style’* and *‘not adversely affect the amenities of the surrounding area’.*With regards to development in the AONB, Key Statement EN2 states that: ‘*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’.*The shed, by virtue of its scale and location would be sympathetic to existing land uses and would not have an impact on the AONB nor on the immediate streetscene character. It would therefore satisfy the aims and objectives of relevant policies. |
| **Ecology and Trees:**No ecological constraints were identified in relation to the proposal.Due to the proximity of the development to the group of sycamores at the rear and the limited information included in the application, the Council’s tree Officer has visited the site. He observed the shed has been constructed within the root protection area of 3rd party sycamores, but due to the topography of the site, lack of excavation and the porous materials utilised within the development, the negative effects the works would have had on the root plate have been kept as minimal as possible. No unacceptable impacts are therefore identified. |
| **Highways:**N/A |
| **Observations/Consideration of Matters Raised/Conclusion:**It is for the above reasons and having regard to all material considerations and matters raised that planning consent be GRANTED. |
| **RECOMMENDATION**: | That planning permission be granted  |