|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | |
| **Signed:** | **Officer:** | MW | **Date:** | 14/09/2022 | **Manager:** | SK | **Date:** | 15.9.22 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Application Ref:** | | 3/2022/0668 | | Graphical user interface, text, application  Description automatically generated | |
| **Date Inspected:** | | 13/06/2022 | |
| **Officer:** | | MW | |
| **DELEGATED ITEM FILE REPORT:** | | | | **Decision** | **APPROVAL** |
|  | | | | | |
| **Development Description:** | | | Retention of unauthorised outbuildings and proposed demolition of existing conservatory. Replacement with single storey extension to rear. Resubmission of 3/2022/0466. | | |
| **Site Address/Location:** | | | 15 Little Lane Longridge PR3 3NS | | |
|  | | | | | |
| **CONSULTATIONS:** | | | **Longridge Town Council** | | |
| No response prior to determination. | | | | | |
|  | | | | | |
| **CONSULTATIONS:** | | | **Highways/Water Authority/Other Bodies** | | |
| None. | | | | | |
|  | | | | | |
| **CONSULTATIONS:** | | | **Additional Representations.** | | |
| No comments have been received. | | | | | |
|  | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMH5 – Residential and Curtilage Extensions  **National Planning Policy Framework (NPPF)** | | | | | |
| **Relevant Planning History:**  **3/2022/0466** - Retention of unauthorised outbuildings and proposed demolition of existing conservatory. Replacement with single storey extension to rear with balcony over. **Withdrawn.** | | | | | |
|  | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two-storey property located within the settlement boundary of Longridge. The site location is an infill plot sited between two rows of terraced housing on Little Lane, faced with coursed stone on its front elevation with white render on side and rear elevations, complimented by a roof featuring natural slate and a mixture of brown and grey uPVC doors and windows on all elevations. The application property also features a detached garage faced in white render with a flat roof. A conservatory is also present on the rear elevation of the property and five outbuildings within the property’s curtilage at the rear, backing onto the playing grounds of Longridge High School to the rear of the property. | | | | | |
| **Proposed Development for which consent is sought:**  This resubmission seeks to demolish an existing conservatory on the rear elevation of the property and replace this with a single-storey flat roof rear extension with a maximum height of 2.9 metres. The proposed extension will protrude approximately 4.5m from the rear elevation, with a width reflecting that of the entire rear elevation of the host property measuring 6.2 metres. This will extend slightly up alongside the south-eastern elevation of the garage which will maintain the same dimensions with existing window openings replaced by two uPVC doors. On the south-eastern elevation of the host property, two new ground floor window openings are proposed in addition to a horizontal slot window opening on this elevation of the proposed extension. All new external walls are to be finished in white render to match existing, with grey uPVC used for all new window and door openings which will also feature stone surrounds.    This proposal also seeks to regularise several outbuildings present within the residential curtilage of the property at the rear which have previously been added under the assumed rights of permitted development. Permitted Development rights involving *‘extensions, alterations or improvements to the dwelling, including any development within the curtilage’*, were removed as part of the approval for the host dwelling under planning reference 3/82/0537/P. | | | | | |
| **Residential Amenity:**  The neighbouring property known as 16 Little Lane is sited to the north-west of the site location. Whilst sharing a curtilage boundary with the application property, an existing detached garage between the two properties will significantly screen a large proportion of the extension from view and will separate the extension from the shared curtilage boundary. In doing so, this negates any residential amenity impacts arising from the proposed extension.  Proposed site plans demonstrate that the rear extension will project approximately one metre in excess of the existing conservatory with an overall projection of 4.5 metres. This represents a reduction in scale relative to the original proposal of around 0.8 metres which will undoubtedly reduce the impact upon the neighbouring occupants to the south, now extending only minimally beyond the rear elevation of the neighbouring conservatory. The use of a flat roof with an overall ridge height of 2.9 metres will also allow for the amenity of neighbouring occupants to be respected, and it is not thought that the limited extent of the proposed extension which would be viewable from above the existing boundary fence would inhibit upon the residential amenities of the adjoined conservatory such is its capacity to retain light from all angles.  The outbuildings sought for retention have also been assessed in respect of their residential amenity impact, however, their limited height relative to the boundary fencing surrounding the property offers a high level of obscurity to the extent that their presence is not thought to pose an issue in terms of overbearing or overshadowing. | | | | | |
| **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 single-storey extension will be situated to the rear of the property and hence will not be readily visible from public viewpoints. This notwithstanding, it is not considered that the proposal would be unduly harmful to the appearance of the dwelling or that of the surrounding area. The materials which have been chosen for the proposal largely match those found on the application property (by virtue of the white render and grey uPVC proposed) and the design of the scheme features architectural detailing to reflect those of the host property, including stone coping and window surrounds. On this basis the extension is deemed to be acceptable in terms of its visual amenity impact.  Similarly, the existing outbuildings are non-visible from the public realm and furthermore are of a height which precludes significant proportions of their massing from view over boundary fencing. This, in combination with the use of traditional materials common to ancillary outbuildings and non-permanent structures such as timber boarding and felt roofs, achieves an acceptable visual impact which is comparable with other neighbouring outbuildings and the residential nature of the area. | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is for the above reason and having regard to all material considerations and matters raised that planning consent be approved. | | | | | |
| **RECOMMENDATION**: | That planning permission be approved subject to the imposition of conditions. | | | | |