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| Report to be read in conjunction with the Decision Notice. |
| **Signed:** | **Officer:** | **SH** | **Date:** | **25/10/2022** | **Manager:** | **SK** | **Date:** | **27.10.22** |
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| **Application Ref:** | 3/2022/0758 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 07/02/2022 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed removal of existing shed and construction of new detached garage & workshop. Previously refused - 3/2021/1289, 3/2022/0195. |
| **Site Address/Location:** | Planetree Cottage, Chipping Road, Chaigley, BB7 3LT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| LCC Highways | Comment received on 13/09 – No Objections |
| Sabic UK | Comment received on 24/08 – 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 EN2 - LandscapePolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME1 - Protecting Trees and WoodlandsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2022/0195:Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling. Resubmission of 3/2021/1289. (Refused)3/2021/1289: Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling. (Refused)3/2004/1265:Single storey extension to side of house to create a utility and further reception room. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site relates to a detached cottage situated on the Northern side of Chipping Road in Chaigley. The dwelling itself consists of random natural stone, with natural blue slate and timber windows and doors. The property is sited within a small cluster of residential dwellings, with Bull Hill Farm to the West, and open countryside to the North, East and South of the development. The residential curtilage falls within the boundaries of the Forest of Bowland Area of Outstanding Natural Beauty.  |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition of an existing shed and construction of a new detached garage and workshop to an existing private dwelling. The outbuilding will measure approximately 6.5m in width and will protrude to around 9.8m in length. It will feature a pitched roof design, with the maximum height of the ridgeline meeting around 5m, and with an eaves height of approximately 3.1m on the rear, and 2.5m on the front elevation. The application proposes for the use of natural stone, along with natural blue slate roof tiles, white coloured timber windows, coloured aluminium doors and side panels and coloured aluminium roller shutter garage doors.  |
| **Residential Amenity:**The development in question relates to a parcel of land situated on the Eastern side of a shared driveway which leads off Chipping Road to provide access for Plane Tree Cottage and High Trees. The proposed garage will feature 3 windows on the Eastern elevation along with two roof lights, whilst the Western elevation will feature one roof light facing the cottage dwellings. However, due to the separation distance of over 30m between the development and the neighbouring property known as High Trees, the development would not be considered to create any opportunities for loss of light, overlooking or loss of privacy as a result.  |
| **Visual Amenity/External Appearance:**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. As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy 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 proposed garage and workshop space is of a modest footprint, measuring approximately 6.5m by 9.8m with a maximum height of 5m respectively. The two previously refused applications sought planning permission for a two-storey garage and studio space, which due to its positioning adjacent to the highway of Chipping Road was deemed to be an incongruous addition and result in an over-domesticated outbuilding not considered acceptable within the AONB. However, this development is for a single storey double garage and workshop, measuring a total height of 5m to the ridge line, and will have a maximum height to the eaves of 3.1m respectively. This will be a modest outbuilding and will be subservient in height in relation to the application property and adjacent neighbour. Accordingly, it is not considered that the proposal would be harmful to the character of the parent property or visual amenities of the immediate area.The proposed garage would primarily comprise traditional materials including natural stone walls, natural blue slate roof tiles, timber windows and coloured aluminium doors, all of which are materials commonly found on properties and their garage counterparts within the locality. Accordingly, the proposal is considered to be in accordance with Key Statement EN2 in as much that the proposed development would be largely in keeping with the aesthetic of the surrounding AONB landscape. |
| **Landscape/Ecology:**RVBC Countryside have no objections to the proposed works subject to the implementation of a planning condition to ensure that the applicant adheres to the tree protection measures outlined in the Arboricultural Impact Assessment (dated October 2022) provided in support of the application. |
| **Highways:**Lancashire County Council Highways have been consulted regarding the application, and the works are not considered to have any undue impact upon highway safety, and therefore have no objections to the proposal.  |
| **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.  |