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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 31/10/2022 | **Manager:** | | SK | | **Date:** | 31.10.22 |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0844 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 06/05/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey conservatory. Resubmission of 3/2022/0080. | | | | | | | | |
| **Site Address/Location:** | | | | | 1 Mill Way, Chipping, PR3 2DP | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments have been received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 - Development Strategy  Key Statement DS2 - Presumption in Favour of Sustainable Development  Key Statement EN2 - Landscape  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2022/0080:  Single storey conservatory. (Refused) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two storey property situated on a new housing development known as Fellside, just outside the settlement boundary of Chipping. The property comprises of natural stone elevations, with slate roof tiles and slate grey UPVC doors and windows. The surrounding area is predominantly residential, with open countryside situated to the North of the development site. The site itself falls within the boundary for the Forest of Bowland Area of Outstanding Natural Beauty. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey conservatory to the rear of the property. It will project approximately 3.5m from the rear elevation and will span roughly 3.5m in width. The conservatory will have a maximum height of approximately 3.1m and the eaves will fall to around 2.2m from ground level. The materials will include natural stone to the base of the extension and part of the side elevation, with slate roof tiles and slate grey UPVC frames. | | | | | | | | | | | | | |
| **Residential Amenity:**  The application property lies on a corner plot on the entrance to the development site, and due to the orientation of the dwelling, the property considered most at risk from the proposed extension will be No.3 Wolf’s Fell Close, located to the East of the residential curtilage. Due to a separation distance of approximately 18m and a fence situated between the boundary lines of the properties, the proposed conservatory would not be considered to result in a detrimental impact on the residential amenity of the neighbouring dwelling. | | | | | | | | | | | | | |
| **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.  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 conservatory will feature a gable end roof design, adjoining to the Northern elevation of 1 Mills Way at a maximum height of approximately 3.1m, and an eaves height of 2.2m respectively. The ridgeline of the extension will be positioned below the existing maximum height of the property and therefore will make it wholly subservient to the main property in terms of height, and as such will result in a non-dominant feature. The materials will include the use of natural stone to the base and part of the side elevations, in order to allow for the conservatory to be read as an integrated element of the original dwelling. The development will also feature slate tiles to the roof and grey UPVC windows, which are considered acceptable in this instance. The development will be visible from the adjacent highways of Fish House Lane and Mills Way and is currently not a common form of development found on the housing site. However, changes in topography of the land and boundary treatments will aid in masking the visual impact of the development. As such, it is not considered that the proposal would have any undue impact upon the visual amenities of the host dwelling or the Area of Outstanding Natural Beauty. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **Highways:**  No Highways constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |