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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MW** | | | | **Date:** | **08/11/22** | **Manager:** | | **SK** | **Date:** | **9.11.22** |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2022/0868 | | | | |  | | | |
| **Date Inspected:** | | | | 31/10/2022 | | | | |
| **Officer:** | | | | MW | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed alterations and extension to existing dwelling including raising of the roof. | | | | | | | |
| **Site Address/Location:** | | | | | Highfield Garstang Road Chipping PR3 2QH | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No response prior to determination. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | | No objection. | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| None. | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN2 – Landscape  Policy DMG1 – General Considerations  **National Planning Policy Framework (NPPF)** | | | | | | | | | | | | |
| **Relevant Planning History:**  None. | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property within the defined settlement of Chipping, within the Forest of Bowland Area of Outstanding Natural Beauty. The dwelling lies to the west of the settlement, part of a small cluster of 4 properties which are similarly oriented with principal elevations facing Garstang Road running from east to west into and out of the village. A front garden and small retaining wall separate the dwelling from the highway, with the property itself faced in a combination of red brick and render with white uPVC windows. Grey roof tiles are found on the roof of the existing property, with a single rooflight and dormer extension highly visible on the front elevation. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a number of alterations to the existing property including a raising of the roof to accommodate a remodelled principal elevation and changes to the internal layout of the dwelling. Whilst the footprint of the property will remain very similar to that which currently exists, a marginally increased roof height will accommodate a new gable on the front elevation which will extend into the roofline in the approximate location of the existing dormer, with a new dormer extension of gable form proposed on the eastern side of the principal elevation. This will allow for an amended and re-arranged fenestration on this elevation, with other fenestration changes on other elevations also proposed, most notably including the removal of a gable window on the eastern elevation and the introduction of a vertical slot window on the gable of the western elevation. The dwelling will be re-faced with render in full, with aluminium windows and rooflights and roof tiles to match existing. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The host property is detached in nature and benefits from a substantial degree of separation between it and neighbouring properties measuring in excess of 20 metres to the east and west respectively. As a result, the proposed roof lift and additional massing associated with other alterations is unlikely to carry or inflict undue impact upon neighbouring residential amenities. Likewise, the proposed fenestration is acceptable in respect of its overlooking impact as the significant views from within the property looking outward will be to the south, where no properties or curtilage are located. On eastern and western elevations, proposed openings are kept to an appropriate quantity and are of a modest size which ensure the viewpoints to the east and west do not endanger neighbouring privacy. | | | | | | | | | | | | |
| **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 of any proposed development to its surroundings.  The proposed development seeks several changes to the host property will undoubtedly change the character of the dwelling in terms of its vernacular and architectural language. However, recent alterations to neighbouring properties along Garstang Road mean that the application property offers a character which is of little relation to the surrounding area and moreover is of an incoherent appearance in its existing form such are its numerous extensions over a period of time.  With this context, the proposed alterations will feature a large glazed element on the southern elevation including gabled windows to the primary gable introduced as well as to the new dormer. Whilst this would not reflect the existing ratio between solid wall and window, it is not considered that the proposed scheme would result in significant harm to the host dwelling and instead would be read as a contextual alteration to this elevation which takes design reference from its immediate surroundings. The introduction of the gables themselves are proportionate with the dwelling and will provide greater legibility to the property as a whole when compared with existing, whilst broadly reflecting the existing massing of this elevation. Though it is acknowledged a roof lift will be required to accommodate the new features, the proposed ridge height and roof pitch are not overly excessive and are considered acceptable in the whole.  More generally, the use of powder coated aluminium windows will ensure a high quality development with the use of render on all elevations matching the facing material currently in use whilst also matching adjacent properties. This, in combination with the above, results in an acceptable visual appearance which does not detriment the host property, the immediate street scene or the Forest of Bowland AONB. | | | | | | | | | | | | |
| **Landscape/Ecology**  A bat scoping survey undertaken in September 2022 found no evidence to suggest present or historic bat activity within the roof of the building. Consequently, the building is not considered to offer habitat value for roosting bats and as such compensatory mitigation will not be necessary. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  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. | | | | | | | | | |