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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 5/12/22 | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2022/0876 |  |
| **Date Inspected:** | 28/10/22 | **Site Notice:** | N/A |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
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| **Development Description:** | Proposed two storey rear extension to rear. Single storey extension to link cottage to annex. Removal of existing single storey extension to annex and replacement with new single storey extension. |
| **Site Address/Location:** | Out Lane Head Cottage, Collins Lane, Chipping. PR3 2NQ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council consulted on 17/10/22 – no response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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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:****3/2020/0973:**Proposed extension to domestic garage to form gym (Approved). |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached two storey cottage property located on the Western outskirts of Chipping. The property consists of stone, slate roof tiles and UPVC doors and windows. The application property is situated within a rural setting and forms one of several detached farmhouse properties located on the Western side of Collins Lane. The surrounding area comprises agricultural fields, woodland and open countryside. |
| **Proposed Development for which consent is sought:**Consent is sought for the following works:* Proposed glass link extension between host dwelling and annex building
* Demolition of existing single storey rear extension on annex building / new single storey extension to rear of annex building
* Alterations to rear elevation of host dwelling to include addition of x 4 gabled dormers
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| **Impact Upon Residential Amenity:**The application property is situated over 70 metres away from the nearest neighbouring residential property therefore the proposed works would not be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity / Landscape:**The application property comprises a stone and slate based dwellinghouse comprised of a rectangular footprint topped with a gabled roof and simple linear elevations. As such, the application property is largely characteristic of other rural properties situated in the immediately surrounding area and wider AONB landscape by virtue of its unadorned design. The proposed single storey extension to the rear of the existing annex building would be similar to the existing rear extension in place in terms of height and footprint however the replacement extension would be directly aligned with the footprint of the annex building and would therefore read as a more symmetrical and subservient addition to the annex. As such, this aspect of the works proposed is considered to be acceptable.The application property and annex building comprise stone based elevations with a stone wall of relatively modest height currently linking the two buildings. As such, there is a discernible degree of uniformity between the external appearance of the host property and annex building. In contrast, the link extension proposed for between the main property and annex building would be a glazed two storey structure with its roof pitch sited just below the eaves of the host property and annex building. As such, the proposed link would read as a largely unsympathetic and incongruous addition to the application property and annex building by virtue of its two storey height and glazed design which would disrupt the existing uniformity currently shared between the stone based features of the host property and annex. Furthermore, glazed two storey link features are absent within the immediate locality on Collins Lane. In addition, the application property’s front elevation is fully visible within the public realm from Collins Lane therefore the visual impact of the proposed glazed link would be significant. The rear elevation of the host dwelling comprises a largely unadorned design characterised by simple linear elevations and a featureless roof plane. The works proposed to the rear elevation of the property would involve the addition of four gabled dormer windows to the property’s roof plane and an extension to the Southern half of the property’s rear roof plane in order to form a catslide roof feature. In addition, a glazed section is proposed for part of the property’s rear outrigger. Gabled dormer windows do not feature on properties within the immediate locality on Collins Lane. Accordingly, it is considered that the proposed alterations to the rear of the dwelling would be equally disruptive to the simple linear form of the property. Paragraph 130 of the NPPF states:*‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.*Furthermore, 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’*.Moreover, 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’.* Taking account of the above, it is considered that the proposed glazed extension and alterations to the rear elevation of the property would be incongruous and unsympathetic additions to the host property that would fail to reflect the rural vernacular of dwellings within the locality which in turn would be harmful to the visual amenities of the immediate area and surrounding AONB landscape. |
| **Ecology:**A bat survey carried out on 25/2/22 confirmed the presence of a roost within the property’s annex building. The application property was also deemed to hold moderate roost potential. Follow up surveys were then undertaken in June and July of this year however no bats were observed emerging or re-entering to or from the host property or annex building. Mitigation measures have been stipulated within the report’s concluding section therefore these measures would need to be implemented by way of an appropriate condition in the event of any future planning consent being granted.  |
| **Highways and Parking:**Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the existing parking arrangement on site it is not considered that the proposal would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed development does not raise any concerns with regards to the amenity of any surrounding residents however in this instance it is considered that the proposed glazed link extension and alterations to the rear elevation of the property would be incongruous and unsympathetic additions to the host dwelling that would be harmful to both the character of the host property and aesthetic of the wider AONB landscape.Furthermore, Paragraph 134 of the NPPF states that:*‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design’.*It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused. |
| **RECOMMENDATION**: | That planning permission be refused for the following reason: |
| **01** | The proposal is considered to be in conflict with policies DMG1, DMH5 and EN2 of the Ribble Valley Core Strategy and Paragraph 130 and 134 of the NPPF as it would result in the introduction of an incongruous and unsympathetic form of development into an area of largely undeveloped open countryside within the setting of the Forest of Bowland AONB. The proposed works by virtue of their massing, design and use of external materials would result in an unsympathetic form of development that would not successfully amalgamate into the AONB landscape. |