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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 01/12/2022 | **Manager:** | | SK | **Date:** | 2.12.22 |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2022/0893 | | | | | Graphical user interface, text, application  Description automatically generated | | | |
| **Date Inspected:** | | | | 04/11/2022 | | | | |
| **Officer:** | | | | SH | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed alterations to the existing garage to incorporate rear French doors. | | | | | | | |
| **Site Address/Location:** | | | | | 6 Nab View, Whalley, BB7 9YG | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No comments received. | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| N/A | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| No comments received. | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2022/0602:  Certificate of Lawfulness for a proposed single storey rear extension and dormer loft conversion. (Approved)  3/2016/1044:  Revision of planning permission 3/2016/0226 (variation of 3/2012/0637) for replacement of warden's office with one bungalow (plot 138); re-positioning of plots 47 and 48 including associated parking area and the addition of parking bay to plot 53. (Approved) | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached two storey property, situated within the settlement boundary of Whalley. The property consists of red brick to the elevations, with slate roof tiles, zinc cladding to the dormer extension and white UPVC window and door features. The dwelling benefits from a detached garage within its curtilage, which forms part of a building that features a maisonette flat at first floor level. The surrounding area is residential, and the application property is not sited on any designated land. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the installation of a new opening within the garage’s South-western elevation, measuring approximately 1.5m in width, in order to accommodate a new set of UPVC folding doors which would provide access to the applicant’s private garden area. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed new doorway would provide access into an existing outdoor amenity space therefore it is not anticipated that the proposal would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | |
| **Visual Amenity:**  The new opening proposed would be relatively modest in terms of height and width, and the chosen UPVC materials will integrate effectively with the existing situation at the application property. Furthermore, the new opening would be located on the rear South-Western elevation of the building which faces away from the public realm on Nab View therefore the visual impact of the proposal would be minimal. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the area. | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | |
| **Highways:**  Highways were initially consulted for the garage conversion and requested further information to be submitted in relation to providing a parking plan, showing a minimum of 3 parking spaces available on site. Since receiving this response, the applicants have decided that the existing use of the garage is to be retained, and a set of French doors is to be inserted at the rear. As the new proposal will no longer result in any impacts on the existing parking situation at the property, the proposed development will not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.  A condition is to be attached to the decision to ensure its use is retained for the parking of a private motor vehicle, to facilitate adequate vehicle parking for the dwelling. | | | | | | | | | | | | |
| **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. | | | | | | | | | |