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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 30/11/22 | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2022/0900 | | | | |  | | | |
| **Date Inspected:** | | | | 21/10/22 | | | | |
| **Officer:** | | | | BT | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Variation of Condition 2 (Drawings) of planning application 3/2020/0583. Proposed rear extension only. | | | | | | | |
| **Site Address/Location:** | | | | | 49 Downham Road, Chatburn. BB7 4AU. | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| Chatburn Parish Council consulted on 29/9/22 – no response. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| LCC Highways: | | | | | No objections. | | | | | | | |
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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 Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME4 - Protecting Heritage Assets  Policy DMH5 - Residential And Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2020/0583:**  Proposed demolition of existing lean-to porch to be replaced by proposed rear and side extension. Resubmission of application 3/2020/0297. (Approved)  **3/2020/0297:**  Two proposed single storey extensions to rear. (Refused) | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached two storey property in Chatburn. The property comprises an L-shaped footprint consisting of limestone, slate roof tiles, UPVC windows and timber doors. The application property is located on the Western side of Chatburn in a residential setting with the wider area comprising a mixture of woodland, agricultural land and open countryside. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Planning consent was granted as part of application 3/2020/0583 for the demolition of an existing lean-to porch and construction of two single storey rear extensions.  Consent is sought to make the following variations to the above approved development:   * Construction of alternative single storey infill extension with two previously approved single storey extensions omitted from design   Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2022/0583 with revised plans submitted as part of this S73 application. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The doors and windows on the proposed extension would be sited in a similar position to the property’s existing doors and windows with the windows in the South-western side elevation of the extension obscure glazed therefore the extension would not provide any new opportunities for overlooking into the adjacent neighbouring property. The South-western side elevation of the extension would be set well in from the common boundary shared with No. 49a and as such would not lead to any loss of light or outlook for the adjacent neighbouring residents. Accordingly, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed extension would serve as an infill between the property’s South-western and South-eastern elevations and would comprise a modest footprint with its eaves and roof pitch set well below the eaves and roof pitch of the dwelling. As such, the extension would read as a subservient addition to the host property. The extension would be partially viewable from Kayley Lane and as such would have some visual impact however the extension would otherwise remain predominantly screened from the public realm with the property’s rear garden therefore its visual impact would be minimal. Accordingly, the extension would be an appropriate addition to the property and would not result in any harm to the visual amenities of the immediate or surrounding area. | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed works therefore it is not considered that the proposed development would be harmful to the safety of the surrounding highway network. | | | | | | | | | | | | |
| **Heritage:**  The proposal site is situated within the Chatburn Conservation Area. With reference to making decisions on applications for development in a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:  *“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*  This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.  The Chatburn Conservation Area Appraisal (2005) identifies the *‘continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to Chatburn’s designated Conservation Area.  The proposed use of materials for the extension would be wholly appropriate in this instance in as much that the incorporation of stone and UPVC doors and windows would match the existing external features of the host property. Accordingly, it is not considered that the proposal would have any adverse impact upon on the historic character of the surrounding Conservation Area. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal does not raise any concerns with regards to residential amenity in as much that the proposal would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.  The proposal would be partially visible within the public realm however the proposal would be a modest and subservient addition to the property that would remain predominantly screened to the rear of the property without having any undue impact upon the visual amenities of the area.  Furthermore, it is not considered that the proposal would have any undue impact upon the historic character of the Chatburn Conservation Area.  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 the variation to condition 2 be approved. | | | | | | | | | |