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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | MW | **Date:** | 13/02/23 | **Manager:** | KH | **Date:** | 14/02/23 |
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| **Application Ref:** | 3/2022/0914 |  |
| **Date Inspected:** | 13/02/23 | **Site Notice:** | N/A |
| **Officer:** | MW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Construction of summerhouse in rear garden. |
| **Site Address/Location:** | 29 Wolf Fell Close Chipping PR3 2DR |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response prior to determination. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One representation received in support. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General Considerations**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:**3/2017/0183: Reserved matters application (following outline planning permission 3/2014/0183) for residential development of 39 dwellings including appearance, landscaping, layout and scale. **AC.** |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a property in Chipping. The dwelling is detached in nature, lying to the north-west of the identified settlement within the development known as ‘Church Raike’, a new build development of 39 dwellings. As a result, the surrounding area to the site is predominantly residential though the development adopts a semi-rural character by virtue of its low density and elements of detailed design. The site falls within the Forest of Bowland AONB but that aside lies on no other constraint or designation. |
| **Proposed Development for which consent is sought:**Consent is sought for the erection of a summerhouse in the rear garden of the property. The proposed structure will have a footprint of 3.2 x 2 metres and feature a duo-pitched roof with an eaves and ridge height of 2.1 and 2.7 metres respectively. The summer house will be externally clad in larchwood and feature some vertical glazed windows with a cedarwood shingle roof. |
| **Impact Upon Residential Amenity:**The proposed development is non-significant to concerns in respect of residential amenity insofar as that the summer house would minimally rise above the existing timber boundary fencing present on eastern and southern elevations which in any event is of a sufficient scale to act as a screen to eliminate impact on neighbouring curtilage in respect of overshadowing. Similarly, the proposed summerhouse would not facilitate the creation of unbroken views onto neighbouring properties or their curtilage and therefore in the whole the scheme’s residential amenity impact is acceptable. |
| **Visual Amenity/External Appearance:**The proposed summerhouse is acceptable with regards to its external appearance and impact upon the visual amenities of the area by virtue of its modest footprint and overall massing which ensures its subservience to the host property. In respect of the materials proposed, the use of larch cladding is acceptable as a sympathetic and natural material which will integrate well with existing boundary treatments, and the level of glazing proposed is of no concern given the very modest scale of the development proposed. |
| **Ecology:**It is noted that a series of trees are located just beyond the southern curtilage boundary of the property, however, the impacts of the development are not considered to endanger their quality or overall longevity. The base of the summerhouse will be the existing terrace and there will be no new excavation for foundations, and the minimal height of the summer house will result in very minor pruning which in its entirety will have a negligible impact on the trees themselves. |
| **Highways and Parking:**The development does not implicate highways matters. |
| **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. |