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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 11/9/23 | **Manager:** | **LH** | **Date:** | **15/9/23** |
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| **Application Ref:** | 3/2022/0948 |  |
| **Date Inspected:** | 31/3/23 | **Site Notice:** | 31/3/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed change of use of second floor owner's apartment to five additional care home bedrooms with ensuite facilities. Roof top dormers on second floor level to provide two additional care home bedrooms and ensuite facilities. Internal alterations to first floor to accommodate new staircase and access lift. Conversion of external storage building to create administration and reception office. |
| **Site Address/Location:** | The Manor House, Bridge Road, Chatburn BB7 4AW |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **Chatburn Parish Council:** | No observations. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections subject to conditions. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One objection received in relation to the proposal which is summarised as follows:* Impact of the proposal upon residential amenity by virtue of increased overlooking and loss of daylight
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN5: Heritage AssetsKey Statement DMI2: Transport ConsiderationsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport & MobilityPolicy DME4: Protecting Heritage AssetsPolicy DME6: Water ManagementPlanning (Listed Buildings and Conservation Areas) Act 1990, Section 72National Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2006/0874:**Extension to nursing home - resubmission of application no. 3/2004/0397/P (approved 15/06/04) to incorporate addition of basement underground (Approved)**3/2005/0355:**Widening of access (Approved)**3/2004/0397:**Extension to nursing/residential home (resubmission) (approved)**3/2003/0459:**Proposed bedroom extension, conservatory, car parking and landscaping (Approved)**3/1999/0863:**Internal alterations and extension (Approved)**3/1995/0050:**Extension to existing kitchen (Approved)**3/1990/0680:**Extension to rear of residential rest home, internal alterations, and single storey extension to front (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a residential care home located within the centre of Chatburn village. The application premises consists of a three storey building comprising a cross gabled roof with its foundations roughly equating to a rectangular footprint. The premises consists of rendered walls, slate roof tiles and UPVC windows. Dormer windows protrude from the Northern end of the building’s roofscape which also features a roof garden area. The application premises has been extended numerous times with the most obvious of these extensions being the conservatory extension to the North-eastern elevation of the building. Access to the premises is from Bridge Road with the premises comprising a number of designated vehicle parking spaces within its grounds which are situated directly adjacent to the North-eastern and South-eastern elevations of the premises. A storage building lies between the site’s parking spaces which is to be converted to a reception and administration office. The surrounding area is predominantly residential with a few commercial properties interspersed between. Heys Brook runs immediately to the South of the application site.  |
| **Proposed Development for which consent is sought:**Consent is sought for a number of alterations and additions to the premises which are as follows:* Change of use of second floor owner’s apartment to five additional care home bedrooms with ensuite facilities
* Conversion of existing second floor store & office to two additional care home bedrooms to be facilitated through two gabled dormers
* Conversion of existing first floor bedroom to accommodate a new lift, lift motor store and staircase
* Conversion of external storage building to create administration and reception office
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| **Impact upon setting of Listed Buildings:** The residential properties of Manor House Cottage and Manor House Barn lie immediately adjacent to the East of the application premises. These properties are adjoined and collectively form a Grade II Listed Building dating from the late 18th century of squared limestone with sandstone dressings and a sandstone roof.With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:*‘In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’*The front Western elevations of Manor House Cottage and Manor House Barn are read in conjunction with the North-eastern elevation of the application premises and its detached outbuilding when viewed from Bridge Road. In this instance, the proposed works would involve a minor alteration to the front North-western elevation of the application property’s outbuilding in the form of a new single doorway opening and access steps being added. No alterations are proposed to the North-eastern elevations of the outbuilding or main premises, both of which have a direct interface with the Western elevations of the adjacent Listed Buildings.As such, the proposed development would have a nominal impact upon Manor House Cottage and Manor House Barn and would therefore not detract from or result in any harm to the setting of the adjacent heritage assets. |
| **Impact upon Character/appearance of Conservations Area:**The proposal site is situated within the Chatburn Conservation Area. With reference to making decisions on applications for development in Conservation Areas, 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. With specific regard to key views within the Chatburn Conservation Area, the *Chatburn* *Conservation Area Appraisal (2005)* states:*‘Christ Church is the focal point for views into the village from surrounding fields and footpaths…the close proximity of two long moorland fells to the North west and South east of the village ensure attractive views out of the village… from the fields and lanes behind Downham Road and from Crow Trees Brow, the South-easterly view takes in the unmistakeable shoulder and scarp of Pendle Hill’.*In addition, the above appraisal lists the *‘continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to the historic character of the Conservation Area.In this instance, the application premises in question does not feature within any of the aforementioned key views within the Conservation Area, nor is the premises noted as a Building Of Townscape Merit. As such, the application property makes a neutral contribution to the historic character of the surrounding Conservation Area. The proposed development would involve the use of some modern materials with respect to the construction of the proposed gabled dormers and fenestration within the converted outbuilding, however the use of these materials would be small scale, with the proposed dormers not being viewable from within the Conservation Area. In addition, heritage style UPVC windows would be incorporated into the converted outbuilding which would lessen the visual impact of the more modern detailing within the proposed reception / administration office building. No other alterations to the external appearance of the application premises are proposed.Consequently, it is not considered that the proposed works to the application premises would detract from or result in any harm to the historic character of the Chatburn Conservation Area. |
| **Impact Upon Residential Amenity:**A proposed box dormer was originally proposed for the South-western roof slope of the premises in order to facilitate the construction of two additional bedrooms within the second floor of the premises. Following further analysis, it was determined that the windows of the proposed box dormer would likely have allowed largely unrestricted views into the rear garden area of No. 24b Bridge Road by virtue of their height and siting. These concerns were conveyed to the applicant who has since provided a revised design comprising two gabled dormer windows. The gabled dormer windows would be smaller and offset to the North-west of the neighbouring rear garden area with the relocated gabled dormers largely providing alternative views over the roof profile of No. 24b Bridge Road. As such, the proposed amendments to the original design would have a reduced impact upon the privacy of the adjacent neighbouring resident and are considered to be acceptable.No other alterations to fenestration are proposed within the premises and the addition of windows to the rear South-eastern elevation of the converted outbuilding would solely provide views into the grounds of the premises. The proposed alterations to the premises would result in a net increase of six bedrooms however given the nature of the existing use of the premises it is not anticipated that the proposed increase in bedrooms would lead to unacceptable noise disturbances.Taking account of the above, it is not considered that the proposed development would be unduly harmful to the amenity of any neighbouring residents. |
| **Visual Amenity/External Appearance:**As stated above, a box dormer was originally proposed for the South-western roof slope of the premises however following a review of the dormer’s design, concerns were raised with the applicant with respect to the box dormer’s massing and fenestration. The applicant has since provided a revised design with the box dormer replaced with two modestly sized gabled dormer windows which would be set well below the roof ridge of the host building and back from the eaves of the building’s South-western elevation. In addition, the window openings within each of the dormers would largely reflect the existing fenestration in place on the building’s South-western elevation. Furthermore, the dormers would remain largely screened from public view by virtue of being set back from Bridge Road. As such, the proposed dormers would read as appropriate additions to the premises with their visual impact being minimal. The proposed addition of a single doorway and access steps to the front North-western elevation of the application property’s outbuilding would be publicly viewable from Bridge Road however these additions would be proportionate to the size of the building and as such would read as acceptable additions. The existing single doorway opening on the rear South-eastern elevation of the outbuilding would be retained for use with the existing double doorway opening being utilised to accommodate new windows therefore these alterations would read as equally acceptable modifications to the building. Furthermore, these alterations would not be publicly viewable and would therefore carry a minimal visual impact. All additional works to the premises would be internal and as such would have no external visual impact. Accordingly, it is not considered that any of the proposed works to the premises would result in any harm to the visual amenities of the area. |
| **Highways and Parking:**LCC Highways initially responded to the proposal with a request for additional information to be provided with respect to on site vehicle parking capacity. The applicant has since provided a proposed site plan which shows that the application site can accommodate off-street parking for sixteen vehicles. The proposed site plan has since been reviewed by the LHA who have deemed the on-site parking arrangement to be compliant with their requirements. The LHA have also deemed continued use of the site’s existing vehicle access to be acceptable. Accordingly, it is not considered that the proposed development would have any undue impact highway safety. |
| **Landscape/Ecology:**A daytime bat survey carried out at the application site on 8/2/23 deemed the application property as holding moderate roost potential for bats. Dusk emergence surveys were subsequently carried out on 11/7/23 and 25/7/23 which identified two bat roosts (each supporting a single common pipistrelle) within the South-eastern gable end and South-western roof plane of the application property. Analysis shows that the identified bat roosts would be unaffected by the proposed development due to their distance from the proposed location for the proposed gabled dormers therefore the provision of a European Protected Species License is not deemed necessary in this instance however reasonable avoidance measures (RAMs) have been recommended for the construction phase of the development. In addition, the application property and its grounds were assessed as holding potential nesting habitat for small birds. Accordingly, additional planning conditions have been imposed on this consent with respect to safeguarding protected species on site. |
| **Flood Risk:**The application site partially lies within Flood Zones 2 and 3. The internal changes proposed to the application premises do not increase the risk of flooding to the site. The outbuilding to be converted to a reception / administration building lies outside of the aforementioned Flood Zones therefore the converted building would not be susceptible to any potential occurrences of flooding.  |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed works would not be harmful to the amenity of any neighbouring residents or visual amenities of the area. In addition, it is not considered that the proposed development would have any undue impact upon the setting of the adjacent Grade II Listed Manor House Cottage and Barn or historic character of the Chatburn Conservation Area.Ecological constraints are present on site however it is considered that these could be effectively managed through the adoption of appropriate mitigation measures.As such, for the above reasons and 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. |