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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | **Date:** | | 09/01/23 | | **Manager:** | | SK | **Date:** | 09/01/23 |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2022/0994 | | | | | | |  | | | |
| **Date Inspected:** | | | | 09/01/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | MW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed installation of external flue system onto north facing elevation of house. | | | | | | | | | |
| **Site Address/Location:** | | | | | 6 Mills Way Chipping Preston PR3 2DP | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response prior to determination. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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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.** | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **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 flue for a wood burning stove which is to be installed on the northern elevation of the property. The flue will measure 6 metres in length, sited 2.15 metres above ground level on the northern gable of the property. The flue will be powder coated black and rise approximately 0.2 metres above the existing ridge height of the property. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed development is non-significant to concerns in respect of residential amenity and the proposal will not unduly impact upon neighbouring occupants. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed flue will be cylindrical in form sited approximately 2.15 metres above ground level with a height of 6 metres, approximately in the middle of the gable elevation which faces north. This allows the development to respond to the height of the gable ridge which has an existing height of 7.9 metres, with the total height of the proposed flue to measure just 0.2 metres above this. Considering the minimal projection above the dwelling’s ridge height, the secluded nature of the elevation to be altered and the use of black powder coating to the exterior of the flue to match existing windows, doors and rainwater goods, the development is not considered to unduly harm the visual amenities of the area to the extent that the application be refused. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |