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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 24.11.22 | **Manager:** | **LH** | **Date:** | **24/11/22** |
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| **Application Ref:** | 3/2022/1005 |  |
| **Date Inspected:** | 03/11/22 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed erection of two new dwellings and garages to incorporate site redesign of previously approved application 3/2018/0407. Resubmission of refused application 3/2022/0399. |
| **Site Address/Location:** | Land off Clough Bank Lane Chatburn BB7 4AW |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received in respect of the application. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **United Utilities:** |  |
| No objections raised. |
| **LCC Highways:** |  |
| The Local Highways Authority (LHA) have raised no objections to the proposal subject to the imposition of conditions relating to the need for the submission of a construction traffic management plan and that the approved parking and access arrangement shall be constructed and made available for use prior to fist occupation of any of the dwellings.The LHA have further requested that the following informative be attached should consent be granted: *For development proposals where construction will take place near a watercourse, the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent.*  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One letter of representation has been received raising the following concerns:* Existing bridge on Clough bank is weak and may not be able to accommodate heavy vehicles during construction
* Continued deterioration of the existing private lane
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statament DS2 – Sustainable DevelopmentKey Statement EN5 – Heritage AssetsKey statement DMI2 -Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 -Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DMG5 – Residential and curtilage extensionsPolicy DME4 – Protecting Heritage AssetsPolicy DME6 – Water ManagementNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0399:**Proposed erection of two new dwellings and garages. Resubmission of approved application 3/2018/0407 to incorporate site redesign. (Refused)**3/2018/0407:**Proposed erection of two new dwellings and detached garage. Resubmission of application 3/2014/1089. (Approved)**3/2014/1089:**Proposed erection of 2 new dwellings and detached garage. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an area of land off Clough bank lane, Chatburn. The site is within the defined Chatburn Conservation area, also being located within the defined settlement limits of Chatburn (Tier 1 Settlement). The proposal site lies to the southern extents of Clough Bank Lane with numbers 3 and 5 Clough Bank Lane being located to the south-east on the opposing side of the lane.The site benefits from an extant consent granted pursuant to application 3/2018/0407 which remains extant by virtue of commencement having been undertaken on-site as clarified by commencement notice 3/2020/0455/BN. |
| **Proposed Development for which consent is sought:**The proposal seeks consent for the erection of two two-storey detached residential dwellings on land off Clough Bank Lane, Chatburn. The submitted details propose that the dwellings will be of an overall similar configuration but benefit from some variances in elevational language, detailing and proportioning. Plot 01 is located towards the south-western extents of the site which will benefit from a detached dedicated garage towards the plot frontage, it is further proposed that vehicular and pedestrian access to the plot will be provided via the creation of a new access point off Clough bank.Plot 02 is located towards the northern extents of the site; it is proposed that this dwelling will also benefit from a dedicated detached garage albeit that it is located to the rear of the property, vehicular and pedestrian access to the plot will be provided via the existing site access.It is proposed that the primary elevations of the dwellings will be faced predominantly in natural stone with the reminder of the elevations being faced in render with dressed-stone detailing and slate-roofs. The garages are also proposed to be faced in natural stone, with each also benefits from slate-roofing. |
| **Principle of Development:**The principle of the development of the site for residential purposes has been historically established as acceptable through the granting of planning permissions 3/2011/9052, 3/2014/1089 and more recently 3/2018/0407, with the latter remaining extant by virtue of development having been commenced pursuant to that consent.Notwithstanding this matter the site lies within the defined settlement boundary of Chatburn (Tier 1 Village) with Key Statement DS1 stating that in addition to the strategic site at Standen and the boroughs principal settlements, development will be focused towards the Tier 1 villages, which are the most sustainable of the 32 defined settlements. In this respect the proposal is considered in broad accordance with the adopted development strategy for the borough by virtue of its siting within a Tier 1 location.Policy DMG2 provides further context stating that development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 villages should ‘consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement’. In this respect and taking account that the site is bounded to the north-east and south-west by development, consider that the proposal is in broad accordance with the requirements of DMG2 in by virtue of its relationship with adjacent development. In that it is both spatially well-related to existing built-form related to the settlement and would also represent ‘consolidation’ of development |
| **Impact Upon Residential Amenity:**The submitted details propose that Plots 1 and 2 will be within close proximity of one another, as such consideration must be given in respect of the potential for the development to result in an unacceptable standard of residential amenity for future potential occupiers.The proposal represents a resubmission whereby the previous application was refused on the grounds that the inter-relationship between the proposed dwellings would fail to afford adequate levels of privacy to future occupiers of the proposed dwellings by virtue of direct overlooking from habitable room windows.The current submission addresses these reasons for refusal by virtue of the omission of windows on side elevations and the reconfiguration of the site layout to also negate direct-overlooking from elevated first floor windows. As such, taking account of the proposed layout and site configuration, it is not considered that the future residential occupiers of the dwellings will experience a compromised sense of privacy or overbearing impact with the proposal afforded an adequate level of residential amenity to each dwelling.Further to the above, consideration must also be given in respect of the potential for the proposal to undermine the residential amenities of nearby affected residential occupiers. In this respect, taking account of the proposed internal site configuration and the location/siting of habitable room windows, in concert with the spatial offset distances from existing nearby residential receptors, it is not considered that the proposed development will result in any undue impacts upon existing nearby residential amenities. |
| **Visual Amenity/External Appearance:**The submitted details propose the erection of two two-storey detached dwellings and the creation of a new access point off Clough bank Lane, Chatburn. The proposed dwellings are of a similar appearance, benefiting from the primary elevations being faced in natural stone with the remainder being faced in render. The dwellings are of a similar appearance, benefitting from a primary dual-pitch roof and central front-facing two-storey feature gables. The dwellings are of a semi-traditional appearance and of a similar but improved appearance and scale of those granted consent pursuant to planning permission 3/2018/0407, as such it is not considered that the proposal will result in any undue impacts upon the character or visual amenities of the area. |
| **Landscape/Ecology:**The application has been accompanied by an Arboricultural Impact Assessment; the report concludes that there will be no tree removal within the site as a result of the proposal. However, the report identifies that one Category ‘U’ tree may need to be removed that is located off-site to afford ‘acceptable levels of safety’. The report further suggests a number of tree-protection measures to be implemented should consent be granted. As such, should consent be granted, conditions(s) will be imposed requiring that such measures be implemented prior to any other commencement works and that such measures shall remain in place for the duration of the construction process. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal represents an appropriate form of residential development, located within the defined settlement limits of a Tier 1 settlement that would not result in any significant measurable detrimental impact upon the character or visual amenities of the area, nor is it considered that the proposal will result in any measurable detrimental impacts upon existing/future residential amenities.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 approved subject to the imposition of condition(s). |