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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | MW | **Date:** | 07/02/23 | **Manager:** | **KH** | **Date:** | **07/02/23** |
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| **Application Ref:** | 3/2022/1053 |  |
| **Date Inspected:** | 06/02/2023 | **Site Notice:** | N/A |
| **Officer:** | MW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed single storey extension to rear, new roof and extending internally into 81 Mellor Brow. Removal of existing single storey side extension, garage and garden outbuilding. |
| **Site Address/Location:** | 83 Mellor Brow Mellor BB2 7PN |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection. |
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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:**None. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to two properties within the area of Mellor. The application dwelling is located at the end of a row of three cottages which are located on Mellor Brow, separated from the highway by existing gardens/curtilages belonging to the cottages. The cottages are read as a group within the immediate street scene and adopt a rural character typical of traditional buildings in the area by virtue of their materials and detailing. The dwelling is faced in natural stone and features several windows (uPVC) on the principal elevation of varying form with stone surrounds. More generally the dwelling is located within an area of designated Green Belt but that aside lies on no other constraint or designation. |
| **Proposed Development for which consent is sought:**Consent is sought for alterations to an existing two storey element to the property on the rear elevation of and the creation of a single storey extension to the rear of 83 Mellor Brow as well as internal extension into the neighbouring property known as 81 Mellor Brow. The proposed scheme will alter the existing rear elevation which currently features a two-storey rear element to one of gable form, with an existing side extension also proposed to be demolished. A series of windows are proposed of approximate size and location to existing on the rear elevation, with two pairs of rooflights proposed on the existing roof and proposed single-storey side extension respectively.In respect of materials and detailing the proposed development will retain all openings on the front elevation with the exception of an existing front door (to be infilled) and bay window which is to be changed to three individual mullioned windows of similar form to existing, with windows changed from uPVC to aluminium. Entrance to the property will be gained through a proposed door on the side elevation of the building which will sit below two proposed windows on the first floor.  |
| **Principle of Development:**The proposed development is sited within designated Green Belt which is offered the highest level of protection from harmful or inappropriate development. Paragraph 149 of the National Planning Policy Framework provides exceptions to this, which includes ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;’.The proposed development seeks to largely reflect the footprint of existing parts of the dwelling with an overall gross volume increase of just 40m3 which equates to a 6% increase. As a result, the proposed development would remain proportionate and incidental in scale relative to both the host dwelling and its Green Belt designation, and no undue harm is identified in this respect. |
| **Impact Upon Residential Amenity:**Whilst re-arranging the existing form on the rear elevation, the massing proposed as part of the two-storey element at the rear of the property proposes massing which protrudes no further or higher than existing, retaining an approximate 4.5 metre eaves height and 6.5 metre ridge height. As such, and given that adequate separation distances exist between properties which suffer from no pre-existing amenity issues, no issues in respect of overshadowing arising from the scheme are identified.In respect of outlook and the privacy of neighbouring residences, two openings are proposed on the first floor of the western elevation which face a neighbouring property known as 8 Broadtree Close. Whilst the impact of these openings has been assessed with respect to its amenity impact, the openings are of modest proportions and their outlook is not considered to fall immediately onto the curtilage of the neighbouring property. Similarly at the rear, the proposed openings do not offer outlook which would undermine the neighbouring amenity of no. 79 such is their location, orientation and modest proportioning.As a result of the above, no concerns in respect of residential amenity are identified. |
| **Visual Amenity/External Appearance:**The external appearance of development and its impact upon existing visual amenities of existing structures and the street scene to which they contribute are also considered to be of particular importance within the Ribble Valley Core Strategy. Policy DMG1 of the Ribble Valley Core Strategy states that all development must:*“2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.**3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.”*In its existing form the two respective properties (81 and 83) utilise the same uPVC colour on all windows and benefit from the same vernacular approach with stone jambs throughout and the use of coursed natural stone of the same appearance. On this basis the integration of two properties to one is not deemed to be inherently harmful to the street scene and to the visual amenities of the immediate locality given that this was the original form of the cottage and the lack of distinguishing features which exist between the two properties.On the principal elevation, the number, size and location of all existing window openings are to be retained in addition to all relating vernacular features including stone jambs and mullions. These are highly characterising features, and this, in combination with the introduction of aluminium framed windows with glazing bars, will elevate the visual appearance of the dwelling within the street scene whilst respecting the age and character of the building. The elimination of the bay window is of no concern given its more recent construction and insignificant contribution towards the character of the dwelling as a whole.Similarly to the bay window, the removal of an existing side extension is seen as a positive step towards realising the full potential of the dwelling’s visual appearance, with the removal of existing render across this gable elevation and re-introduction of natural stone with lime mortar facilitating a consistent approach in respect of the proposed materiality across the scheme.On the rear elevation the scheme proposes removal of an existing two storey element and the introduction of a gabled two-storey extension with a smaller, lean-to, single storey element. These elements are non-visible from the public realm but this notwithstanding their visual appearance is sympathetic to the nature of the host property, with a footprint and overall mass similar to existing and consistent materials and detailing throughout. The proposed roof lights on the rear elevation are acceptable given their siting on the rear elevation, with the demolition of other ancillary outbuildings acceptable and generally contributing to the improvement of the visual amenities of the area. |
| **Highways and Parking:**The proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site given that sufficient off-street parking exists within the property’s curtilage. |
| **Landscape/Ecology:**A daytime bat survey undertaken in November 2022 found no evidence to suggest present or historic bat activity within the roof of the building. The building is furthermore considered to be of negligible habitat value for roosting bats and on-site mitigation is therefore not deemed as being necessary as part of the development. |
| **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. |