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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | **Date:** | | **14/03/23** | | **Manager:** | |  | **Date:** |  |
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| **Application Ref:** | | | | 3/2022/1055 | | | | | | |  | | | |
| **Date Inspected:** | | | | 3/1/22 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | MW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed front porch and front dormers with external material changes. | | | | | | | | | |
| **Site Address/Location:** | | | | | 59 Mellor Brow Mellor BB2 7EX | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| Prior to significant revisions, Mellor Parish Council objected proposed development on the basis that the scheme would result in the loss of adequate parking provision and ultimately harm highway safety, in addition to concerns relating to a loss of light and overbearing impact inflicted by the scheme upon neighbouring occupants.  The Parish Council have since been reconsulted on new plans but no response was received at the time of determination. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | A response initially received by the highways authority on 8/12/22 states that the application as submitted does not fully assess the highway impact of the proposed development and further information is required.  Following amendments to the scheme LCC Highways now have no objection to the development subject to conditions. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One additional representation was initially received in objection to the development on the basis that there would be insufficient car parking spaces remaining to service the property and that the proposed development would inflict overshadowing and overbearing impacts to the neighbouring property known as 61 Mellor Brow. Despite the amendments to the scheme this representation remains. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG3 – Transport & Mobility  Key Statement EN1 – Landscape  **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 a property within the area of Mellor, lying on a small cul-de-sac of 4 dwellings which are set back from Mellor Brow. The surrounding area is characterised by ribbon development oriented around Mellor Brow which connects the settlements of Mellor and Mellor Brook, with the application property being detached in nature with an offset ridge to the roof facilitating bedrooms on the first floor at the rear of the property. In respect of materiality the property consists of brick with concrete tiles to the roof with UPVC windows and doors. The site lies within designated Green Belt but that aside benefits from no other designation or constraint. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the insertion of two gable dormers with accompanying rooflights into the front pitch of the existing roof and the addition of a front porch. The gable dormers will be approximately 2.5 metres in width and 2.3 metres in height to ridge, with an eaves height of just 1.2 metres, set symmetrically above an existing ground floor window and garage door to eastern and western sides of the front elevation respectively. The front porch will measure just 1 metre in depth and approximately 3 metres in width, with an eaves height matching the existing eaves height of the property on this elevation. In terms of materiality the scheme also proposes the rendering of the property with brick detailing retained within elements of the side elevation, with brick also to face the proposed porch. | | | | | | | | | | | | | | |
| **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 insertion of two modest gable dormers and a porch to the front of the dwelling will result in only a small increase in overall gross volume increase and the proposed development will remain proportionate and incidental in scale relative to both the host dwelling. The additions are neither considered “disproportionate additions over and above the size of the original building” as per Paragraph 149 and consequently no undue harm upon the Green Belt designation is identified. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  No impacts upon neighbouring residential amenities are identified on the basis that the proposed dormers are modest on overall massing to the extent that their expected volume is unlikely to cast significant shadow or have an overbearing impact upon neighbouring occupants. In addition, the siting of the dormers on the front elevation avoids undue impact upon surrounding privacy such is the setback of the property from the roadside and further distance (in excess of 24 metres) to the dwelling facing the application property.  The proposed porch has also been considered in respect of its impact on surrounding residential amenities but no impacts are identified. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.  The proposed dormers will be situated on the front (northern) elevation of the building which faces the highway and therefore will be viewable from the public realm, however, the development is both sympathetic to, and reflective of, the main dwelling by virtue of its gable form and modest proportions, including a width of just 2.5 metres and 1.2 metre eaves height. This, including a ridge line sited below that of the property, ensures the introduction of subservient features which do not significantly alter the established roofscape in the area. Similarly, the proposed rooflights are acceptable given their symmetrical positioning and modest proportioning, with their visual impact helped again such is the setback of the dwelling from Mellor Brow. The front porch will become an articulated feature of the front elevation by virtue of its contrasting material (red brick) but is deemed an acceptable form of design, with its overall scale and mass not significantly impacting the street scene or visual amenities of the surrounding area. In light of the above, the development’s visual impact is considered acceptable. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The host dwelling features a front driveway with internal garage behind which can be used to park vehicles. It is acknowledged that although used as such, the front driveway cannot provide a parking space deep enough to be recognised as offering a parking space according to the LHA’s parking guidance and there is evidence of parked cars overlapping the adjacent footpath whilst parked on the driveway. Despite this, the LHA recognise this is a pre-existing situation and one which the LHA are unable to prevent. In mitigation it is requested that the existing internal garage is retained in perpetuity for use to park motor vehicles so that at least one parking space to the LHA’s standards can be provided, and this will be secured by condition. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat scoping survey undertaken in October 2022 found no evidence to suggest present or historic bat activity within the roof of the building. Consequently, the building is not considered to offer habitat value for roosting bats and as such compensatory mitigation will not be necessary. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  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 approved subject to the imposition of condition(s) | | | | | | | | | | | |