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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | | BT | | | **Date:** | 12/1/23 | **Manager:** | | **KH** | **Date:** | | **12/01/23** |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | | | 3/2022/1070 | | | |  | | | | |
| **Date Inspected:** | | | | | /1/23 | | | |
| **Officer:** | | | | | BT | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | | **APPROVAL** | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | Proposed removal of mock Tudor timber from main bay and dormer and replace with white K-REND. | | | | | | | | | |
| **Site Address/Location:** | | | | 12 Highwoods Park, Brockhall Village, Old Langho. BB6 8HN | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Parish/Town Council** | | | | | | | | | |
| Billington and Langho Parish Council consulted on 6/12/22 – no response. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Additional Representations.** | | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2020/0748:**  Single storey extension to rear 5.2 metres long, 3.7 metres high (max) 2.5 metres high at eaves (Permission Not Required)  **3/2019/0352:**  Application for proposed alterations including first floor extension, raising the ridge height with dormer constructions and rooflights. Single storey rear extension, conversion of the garage and external modifications to the facades, Two additional parking spaces to the front area with a new extended dropped kerb. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two storey property in Brockhall Village, Old Langho. The property consists of brick and mock Tudor timber, concrete roof tiles and UPVC doors and windows. The front elevation of the property comprises a projecting two storey gable feature with an integral garage forming the South-western half of the property which has a gabled dormer window incorporated into its roof space. The application property is one of several detached residential dwellings situated within the South-western area of Brockhall Village with the wider area comprising a mixture of woodland, agricultural land and open countryside. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought to replace the mock Tudor detailing from the property’s front two storey gable feature and gabled dormer with a white K-rend detailing. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposal does not involve the insertion of any new windows or any extensions to the dwelling therefore the works proposed would have no undue impacts upon the amenity of any neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity:**  The principal elevations of properties on Highwoods Park comprise a mixture of external materials, with numerous properties detailed in brick and mock Tudor timber and several other properties incorporating a similar design with render detailing on the first floor section of their two storey gable features. Render detailing is also present on the upper triangular section of numerous gabled dormer windows.  The works proposed would involve the removal of the existing mock Tudor timber detailing from the property’s front two storey gable feature, three quarters of which would then be detailed in white K-rend. The mock Tudor timber within the gabled dormer’s upper triangular section would also be removed with replacement white K-rend installed to the face of the dormer.  The quantity of render proposed for the property’s front gable feature would have some visual impact within the public realm however the extent of rendering proposed would only go marginally beyond the semi-rendered extent of numerous existing front gable profiles of properties on Highwoods Park therefore the proposed external works to the property would not appear incongruous within the existing street scene. With the above in mind, it is not considered that the proposed works would be harmful to the character of the host property or visual amenities of the area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The external works proposed would sufficiently integrate with the external profile of the property without having any undue impact upon the character of the host dwelling or visual amenities of the area.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | That planning permission be granted subject to the imposition of conditions. | | | | | | | | | | | |