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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | | BT | | | **Date:** | 17/1/23 | **Manager:** | | **KH** | | **Date:** | **17/01/23** |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | | | 3/2022/1088 | | | |  | | | | |
| **Date Inspected:** | | | | | 16/1/23 | | | |
| **Officer:** | | | | | BT | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | Proposed demolition of conservatory, erection of single storey rear extension, garage conversion to living accommodation and external covered area to rear garden. | | | | | | | | | |
| **Site Address/Location:** | | | | 18 Elbow Wood Drive, Barrow. BB7 9ZD | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Parish/Town Council** | | | | | | | | | |
| Barrow Parish Council consulted on 7/12/22 – no response. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| LCC Highways: | | | | Noobjections**.** | | | | | | | | | |
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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 DMG3 – Transport and Mobility  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2016/0735:**  Reserved matters application for proposed residential development for up to 43 dwellings including 30% affordable following outline planning permission 3/2013/0737. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two storey property in Barrow. The property consists of stone, concrete roof tiles and UPVC doors and windows. The property has been previously extended by way of a rear conservatory extension. The North-eastern corner of the dwelling’s curtilage comprises a detached garage. The application property is situated amongst a cluster of detached residential dwellings on the Northern tip of Barrow’s defined settlement area. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the following works:   * replacement of an existing conservatory extension to be replaced with a single storey extension of slightly larger proportions * construction of an oak framed pergola * conversion of the property’s detached garage to form a gym / garden room | | | | | | | | | | | | | |
| **Residential Amenity:**  The bi-fold doors forming the replacement single storey extension and converted garage would solely provide views into the property’s rear garden and as such would not compromise the privacy of any neighbouring residents. The proposed single storey extension would comprise a similar height and footprint to the existing conservatory extension and would therefore have no impact upon the adjacent neighbouring property of No. 16 Elbow Wood Drive. The proposed pergola structure would be sited well in from the common boundary shared with No. 16 and as such would not impact upon the adjacent neighbouring dwelling. Consequently, it is not anticipated that the proposed works would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed rear extension would be modest in terms of its footprint and outwards projection with its eaves and roof pitch set well below the eaves and roof pitch of the host property. In addition, the extension would be detailed in stone and concrete roof tiles which would match the external appearance of the host property. Accordingly, the proposed extension would read as a subservient and acceptable addition to the property. The proposed pergola structure would comprise a slightly larger footprint however the pergola would stand at a similar height to the proposed extension and as such would not read as an over dominant addition to the property’s curtilage. The upper roof section of the pergola would be partially visible in the public realm from the North-western end of Elbow Wood Drive however the large majority of the structure would otherwise remain screened from public view within the property’s rear garden. The proposed rear extension would remain completely screened from public view behind the South-western side elevation of the property’s projecting rear gable elevation. With the above in mind, it is not considered that the proposed development 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. | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed development therefore it is not considered that the proposal would have any undue impact upon highway safety. Permitted development rights were removed from the application property as part of the approval of planning application 3/2016/0735 with an additional condition also imposed to restrict the use of the property’s detached garage solely to vehicle parking in order to alleviate potential occurrences of on street vehicle parking. The proposed development would result in the loss of two off-street vehicle parking spaces through the internal conversion of the property’s detached garage therefore an additional planning condition has been added to this consent for the purposes of retaining the property’s three remaining off-street vehicle parking spaces as shown on the application’s proposed site plan. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal does not raise any concerns with regards to residential amenity in as much that the proposal would not lead to any loss of privacy, natural light or outlook for any neighbouring residents. Furthermore, the works proposed would serve as appropriate additions to the property without having any undue impact upon the character of the host property 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. | | | | | | | | | | | |