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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **21/02/2023** | **Manager:** | **SK** | **Date:** | **3.3.23** |
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| **Application Ref:** | 3/2023/0018 |  |
| **Date Inspected:** | 07/02/2023 | **Site Notice:** | N/A |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed revised roof design and minor elevation increases following approved planning application 3/2022/0427 |
| **Site Address/Location:** | 205 Pleckgate Road Ramsgreave Blackburn BB1 8QU |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN1 - GreenbeltPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2022/0427:** Proposed demolition of existing timber garage and replaced with a habitable garden office with attached garden shed. (approved with conditions)  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The proposal relates to a semi-detached property located within the settlement boundary of Ramsgreave. The surrounding area is predominantly residential, with Greenbelt land situated to the North of the site. The site itself is not sited on any designated land.  |
| **Proposed Development for which consent is sought:**The proposal is a resubmission of a previously approved application that sought permission for the demolition of the existing timber garage and the construction of a garden office. Consent is sought for the same development with alterations to the elevations and roof design. The previously existing garage has now been demolished. The development will be positioned on a similar siting as said garage, however, will have a larger footprint measuring approximately 5.1m by 5.3m respectively. This is an increase on the previously approved garden office which was to measure 4.5m by 5m. The development will feature a maximum height of 3.45m from ground level to the ridgeline, which is a slight increase on the previous approval. External materials will consist of Scottish larch cladding and Ibstock blue engineering brick.  |
| **Principle of Development:**The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.  |
| **Impact Upon Residential Amenity:**The proposed garage will feature windows on the North-Eastern elevation, North-Western elevation, and South-Western elevation with two doors to the North-Western elevation to provide access to the rear garden, this is consistent with the previously approved submission. The South-Western elevation will face the adjacent highway, however the window featured will solely provide views to the front garden of the application property and therefore will not be considered to reduce the levels of privacy of any neighbouring residents. The habitable garden room will be sited in replacement of the recently demolished timber garage and will not project forwards of the principal elevation of the host dwelling. The application property has one neighbouring property adjoined, No.203 Pleckgate Road, situated to the North-West elevation. There are no neighbouring properties situated immediately to East of the development. As such, and due to the development being set back off the highway, the proposal will not result in any new opportunities for overshadowing on any neighbouring residents.  |
| **Visual Amenity/External Appearance:**The proposed outbuilding has been simplified in design in comparison to the previous approval. The roof line now forms a traditional roof pitch and is to consist of only two roof-lights, in comparison to the previously approved six windows on a dormer style roof. The materials proposed are Scottish larch cladding, Ibstock blue engineering bricks, anthracite grey uPVC windows and doors and an anthracite grey corrugated metal roof. The proposed brickwork on the outbuilding will reach approximately 1m from ground level before transitioning to cladding, this will coincide with the brickwork on the application dwelling. The applicant is currently in the process of replacing all the existing windows at the host dwelling to anthracite grey, as such, and given the other proposed materials, the development is considered in keeping with the host dwelling and not out of character with the surrounding area.  |
| **Highways and Parking:**LCC Highways have been consulted in relation to the proposal and have raised no objections.  |
| **Landscape/Ecology:**No ecological constraints were identified in relation to the proposal.  |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal will have any adverse impact on the amenities of the area given its modest scale, coherent design and position set back from the public highway. 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. |