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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 11/4/23 | | **Manager:** | | **LH** | **Date:** | **13/4/23** |
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| **Application Ref:** | | | | 3/2023/0038 | | | | | | |  | | | |
| **Date Inspected:** | | | | 13/2/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed new vehicular access. | | | | | | | | | |
| **Site Address/Location:** | | | | | Brentwood, Pendleton Road, Wiswell. BB7 9BZ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Wiswell Parish Council:** | | | | | Consulted on 26/1/23 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objections subject to conditions. | | | | | | | | | |
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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 – Sustainable Development  Key Statement DMI2 – Transport Considerations  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport & Mobility  Policy DME1 – Protecting Trees & Woodland  Policy DME2 – Landscape & Townscape Protection  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  No recent planning history relevant to the determination of the application. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached bungalow property located on the North-eastern outskirts of Wiswell. The application property’s existing vehicle access is situated on the Eastern corner of the property’s curtilage and comprises an ungated access and driveway which leads to an integral garage. The proposed vehicle access is to be installed to the South-west of the property’s existing access by means of removing a section of hedgerow which forms part of the property’s front South-eastern perimeter. The wider area comprises a mixture of woodland, agricultural land and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a new vehicular access in order to provide improved access to the applicant’s garden workshop. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed vehicle access would serve an existing residential property with no increases in visitor traffic anticipated as a result of the works proposed therefore it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The works proposed would involve the removal of a section of hedgerow which is currently visible within the public realm from Pendleton Road therefore the works proposed would carry some visual impact. Notwithstanding this, the works proposed would involve the removal of a modestly sized section of hedgerow (approximately 6 metres) with the application property being sited outside of the Borough’s Conservation Areas and AONB. In addition, the new access would feature timber gates and posts which would be in keeping with the rural vernacular of the area. Accordingly, it is not considered that the proposal would result in any harm to the visual amenities of the area. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways initially responded to the proposal with a request for further information with regards to achievable on site visibility splays and justification for the proposed access. It was also recommended that the applicant provide a traffic survey showcasing the 85th percentile speeds within the vicinity of the access in the event of the required visibility splays not being achievable.  The applicant has since provided a traffic survey, revised visibility splays drawing and justification statement, all of which have subsequently been reviewed by the LHA who have no objections to the proposed development, subject to the implementation of planning conditions with regards to surface materials and visibility splays. As such, it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  It was originally proposed to site the new vehicle access further to the South-west of its current position in close proximity to the neighbouring common boundary shared with Kemple View. Following consultation with the Council’s Countryside Officer, concerns were raised with regards to the proximity of the proposed access in relation to a mature tree sited on the South-western corner of the application site, whereby it was ascertained that the access as originally proposed would more than likely have encroached upon the root protection area of the tree in question.  The proposed vehicle access has since been relocated to the North-east of the affected tree with the new location for the proposed access now sited in between the aforementioned tree and a second mature tree which lies slightly further away to the North-east.  A tree report has been provided which states that construction of the proposed access would not impact upon either of the trees in question. The submitted tree report has been reviewed by the Council’s Countryside Officer who has deemed the report and its findings to be accurate, with no further objections made to the proposed works. No other ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would not be harmful to the amenity of any neighbouring residents or visual amenities of the area.  In addition, it is not considered that the proposed vehicle access would have any undue impact upon the surrounding highway network or ecology of the area.  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 granted subject to the imposition of conditions. | | | | | | | | | | | |