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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 13/3/23 | **Manager:** | **LH** | **Date:** | **14/3/23** |
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| **Application Ref:** | 3/2023/0064 |  |
| **Date Inspected:** | 13/2/23 | **Site Notice:** | N/A |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
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| **Development Description:** | Proposed redevelopment of the existing dwelling, including a new wrap around flat roof single storey extension. Existing garage to be demolished and replaced with a new garage with home office in the roof space. |
| **Site Address/Location:** | 10 Manor Road, Whalley. BB7 9TE |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **Whalley Parish Council:** | Consulted 27/1/23 – 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.** |
| One objection has been received in relation to the proposal which is summarised as follows:* Impact of the proposal upon the visual amenities of the area
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DMH5 – Residential And Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0854:**Certificate of Lawfulness for a proposed hip roof to gable and rear dormer (Permission Not Required) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a semi-detached two storey property in Whalley. The property consists of brick with pebbled dashed render, slate roof tiles and UPVC / timber doors and windows. The property has been previously extended by way of a single storey wrap-around porch / veranda extension on its South-western gable end. Works to facilitate a hipped to gable roof conversion and rear dormer are currently underway at the property. These works were previously approved under a separate Lawful Development Certificate application. The property’s curtilage also contains a detached hipped roof garage. The application property is adjoined by a two storey hipped roof property which has been previously extended by way of a two storey side extension. The surrounding area is residential and comprises a mixture of detached and semi-detached two storey properties.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a single storey flat roof wrap-around extension to replace the property’s existing wrap-around extension and for the demolition of the property’s existing garage which is to be replaced with a two storey garage / home office. |
| **Impact Upon Residential Amenity:**The proposed plans indicate that all replacement windows within the development would provide similar views to the property’s existing ground and first floor windows with the replacement rear extension sited on the same footprint as the existing extension to the rear of the property. The replacement garage would be sited closer towards the adjacent neighbouring property of No. 9 Manor Road however it is considered that a satisfactory separation distance would be retained between the North-western side elevation of the garage and rear garden area of No. 9. Consequently, it is not anticipated that the proposal would be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity/External Appearance:**Paragraph 130 of the NPPF states:*‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.*Furthermore, Policy DMG1 of the Ribble Valley Core Strategy states:*‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building material…particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*In this instance, the proposal involves the addition of a two storey garage structure which would stand at just over 5 metres in height meaning the roof ridge of the garage would be sited above the eaves of the host property. In addition, the garage’s footprint would be offset to the footprint of the main dwelling therefore the proposed garage would be disruptive to the symmetry currently shared between the property and the existing detached garage. Furthermore, the replacement single storey wrap around extension would incorporate a flat roof design which would be largely at odds with the pitched roof design recently installed on the property. In addition, the incorporation of large glazed openings and composite timber boarding to the front elevation of the proposed extension and the entire first floor level of the property would be entirely at odds with the brick and pebble dashed render elevations and casement style windows installed on neighbouring properties within the immediate locality.Moreover, all of the above works and alterations would be read in concert with the largely unsympathetic hipped to gable roof conversion and rear dormer currently under construction at the property. It is proposed to clad the rear dormer in a standing seam zinc finish which would introduce another different material and finish, further exacerbating the visual impact.As such, the cumulative visual impact of the two storey garage, single storey wrap around extension, reconfigured window fenestration and installation of composite timber boarding and zinc cladding would collectively read as an over bearing and unsympathetic modification of the host property, with the proposed works and previously approved works reading as a significant over development of the application site. Furthermore, all of the application property’s elevations are viewable within the public realm therefore the visual impact of the proposed development would be pronounced. Taking account of the above, it is considered that the proposed development would amount to an over bearing and unsympathetic adaption of the host property which in turn would be harmful to the existing street scene on Manor Road and visual amenities of the surrounding area. Accordingly, the proposal is considered to be in conflict with the aims and objectives set out in Paragraph 130 of the National Planning Policy Framework and Policy DMG1 of the Ribble Valley Core Strategy. |
| **Highways and Parking:**Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed development subject to the impositions of planning conditions with regards to the provision of parking and turning facilities. Notwithstanding this, it is not considered that the proposed development would have any undue impact upon highway safety. |
| **Landscape/Ecology:**A bat survey carried out at the application property on 9/1/23 found no evidence of any bat related activity. Notwithstanding this, the survey in question was carried out during a sub optimal time of year for observing bats therefore an additional planning condition would need to be imposed on any future consent in order to ensure that a follow up emergence survey is conducted on the building within the optimal time period for observing bat activity.  |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal would result in the creation of an incongruous and over dominant form of development that would fail to assimilate within the surrounding built environment, resulting in undue harm to the visual amenities of the area.Moreover, Paragraph 134 of the National Planning Policy Framework states:*‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design’.*As such and for the above reasons, having regard to all material considerations and matters raised, the application is recommended for refusal. |
| **RECOMMENDATION**: | That planning consent be refused for the following reason: |
| **01:** | The proposal, by virtue of the height and spatial alignment of the proposed garage, flat roof design of the single storey wrap around extension, proposed fenestration and incorporation of composite timber boarding and seam zinc cladding would amount to an overbearing and unsympathetic adaption of the application property that would be harmful to the visual amenities and inherent character of the area. As such, the proposal would be in direct conflict with Paragraph 130 of the National Planning Policy Framework and Policy DMG1 of the Ribble Valley Core Strategy. |