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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **14/04/23** | | **Manager:** | | **LH** | **Date:** | **19/4/23** |
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| **Application Ref:** | | | | 2023/0073 | | | | | | |  | | | |
| **Date Inspected:** | | | | 04/04/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed single-storey rear extension, replacement of existing external cladding, proposed car port, porch alterations and change of windows. | | | | | | | | | |
| **Site Address/Location:** | | | | | 61 Mellor Brow, Mellor BB2 7EX | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **None received.** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to the imposition of a condition relating to implementation of parking and turning facilities in-line with the approved plans. | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| 2no. letters of objection have received, raising the below material considerations:   * Concern over lack of rainwater downpipes * Concern that proposal will result in drainage overflow onto neighbouring properties * Concern that a proposed ramp to the front access will be used to support exiting business activity * Existing balcony does not benefit from consent and as such should not form part of this application * Concern over loss of privacy by way of existing and proposed fenestration * ‘Protruding’ windows will result in a further loss of privacy | | | | | | | | | | | | | | |
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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 EN1 – Green Belt  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2005/0662:**  Conservatory (swimming pool) – Approved with Conditions  **1992/0385:**  Change of use from agricultural to domestic garden – Approved with Conditions  **6/9/2553:**  **New dwelling - Approved** | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is comprised of a detached two-storey dwelling incorporating a split level flat roof off Mellor Brow. Access is gained off Mellor Brow, with a small driveway to the front and larger garden area to the rear, inclusive of an integrated garage. 63 Mellor Brow sits directly to the west, and 59 Mellor Brow to the east. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for a single-storey rear extension, replacement of existing cladding, the provision of a car port, a minor alteration the porch and a change of windows. Specifically:   * Rear-extension off the rear elevation by 2222mm and spanning 4635mm in width, effectively infilling to the rear incorporating a snug, and a rear-facing bay window. The roof-form is flat and the materials used would be fibre cement boarding which is reflective of the amendments to the existing cladding. * Replacement of the existing white uPVC cladding on the north, west and south facing elevations to fibre cement boarding * Creation of a car port by way of an amendment and an extension to the garage roof from a mono-pitch to flat * Alteration to the materiality of the front porch * Provision of sliding doors to rear elevation * Amendment to the balcony to the rear (replacement of white railings with glass balustrade) * Provision of a small ramp in the front access | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal relates to a domestic extension to an established residential dwelling and as such is acceptable in principle subject to further detailed assessment of the relevant material planning considerations.  Whilst the site does lie in the Green Belt, it is noted that NPPF paragraph 149 (c) allows for the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building. In this case the extension is minor in scale and well within proportion of the existing dwelling, and as such is deemed acceptable in principle subject to further material considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  As per Core Strategy Policy DMG1, development must:   1. Not adversely affect the amenities of the surrounding area. 2. Provide adequate day lighting and privacy distances. 3. Have regard to public safety and secured by design principles. 4. Consider air quality and mitigate adverse impacts where possible.   In this sense the proposal is considered to have a negligible impact on residential amenity. The single-story extension comes off the rear elevation by slightly more than 2m but is well set-off the common boundary of 63 Mellor Brow, by approximately 1.4m and as such is not likely to result in any level of dominance or feeling of overbearingness. It is noted that the rear window proposed is in the form of a bay window - this is single-storey and as such would not allow for unobstructed views into 63 Mellor Brow by virtue of existing boundary treatments. It is therefore not considered that there is any risk of a loss of privacy to either of the adjacent dwellings.  It is noted that the balcony does not necessarily benefit from planning consent, although as it appears to have been in place since 2005 it does likely benefit from deemed consent.  The creation of additional flat roofspace is also not likely to have an impact upon the residential amenity of 63 Mellor Brow given the proximity / impact of the existing application property to No. 63 including an existing garage and a brick wall serving what would be the car-port that is existing.  Given the above the proposal is deemed compliant with DMG1 (Amenity) and would not result in unacceptable impacts on residential amenity. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  As per CS Policy DMG1, 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 materials.  In this case, external alterations are minor – the rear extension incorporates a flat roof (as does the alteration and extension to the garage) which is complementary to the existing dwelling which also incorporates a split-level flat roof. The alterations to the materiality on various elevations remove the existing original white uPVC and replace with fibre cement boarding which brings a more modern and visually pleasing appearance to the existing dwelling.  With regard to its impact on the streetscene, it should be noted that this small cul-de-sac off Mellor Brow incorporates a variety of different elevational treatments and architectural features, including (but not limited to) an undercroft garage with front balcony above, a large salt-box roof and a natural stone front facing wall. As such there is no clear design vernacular, and this is further evident by the existing dwelling being built largely using white uPVC and render (inclusive of painted brick). As such the amendments to improve the external appearance of the dwelling are likely to have a positive impact on the existing, varied streetscene.  Given the above the proposal is deemed compliant with DMG1 (Design). | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal does not seek to alter existing access arrangements, nor does it seek to alter the level of existing parking, which stands at 4no. parking spaces. The provision of a car port seeks to cover an existing parking space. The applicant has proposed a small ramp leading off the public highway that raises no concerns in relation to Highways and seeks to improve the access from the pavement towards the dwelling. This is considered acceptable. Following consultation with LCC Highways, no further issues have been raised and as such no further assessment is required. | | | | | | | | | | | | | | |
| **Other Matters:**  It is noted that one of the objections raises concerns that a business is operating from the dwelling and that this constitutes a breach of planning control. For clarity, this does not form part of this householder application which seeks domestic alterations and a domestic extension to an existing dwellinghouse. Where appropriate concerns of this nature should be reported to the Planning Enforcement team through the appropriate channels.  In addition, it is necessary to address concerns raised in relation to the lack of rainwater goods and potential discharge of rainwater onto neighbouring land, raised within an objection. Following consultation with the applicant it has been confirmed that all surface and standing water will be discharged onto the applicant’s land and drains and no other party. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  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. | | | | | | | | | | | | | | |