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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **02/05/2023** | | **Manager:** | | **SK** | **Date:** | **12/05/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2023/0136 | | | | | | |  | | | |
| **Date Inspected:** | | | | 03/04/2023 | | | **Site Notice:** | | 03/04/2023 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Two storey side extension. | | | | | | | | | |
| **Site Address/Location:** | | | | | The Brambles Sawley Road Sawley Clitheroe BB7 4LE | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME2 – Landscape & Townscape Protection  Policy DMH5 – Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **06/0747 – Resubmission of approved garden room with design amendments (approved with conditions).**  **06/0582 – Proposed Garden Room (approved with conditions).** | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The proposal relates to a detached dwelling in Sawley. The application dwelling is comprised of render and brick elevations, white uPVC windows and a slate roof. The surrounding area is predominately residential and is typified of other detached dwellings of various styles and materials. The application dwelling itself is sited within Sawley Conservation Area and is within designated AONB. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a two-storey side extension at the Southern side of the application dwelling. There is already an existing single storey side extension that forms a garden room, this will be extended upon to form the new two-storey extension. The proposed extension would provide a boot room to the ground floor and allow for larger bedroom accommodation to the first floor. | | | | | | | | | | | | | | |
| **Impact upon Listed Building(s) and Setting (Where Applicable):**  The application dwelling is not itself a listed building, however it is positioned in close proximity to the Grade II listed Abbey Cottage and the Grade I listed Sawley Abbey. As such, any development must not negatively impact upon the setting of these buildings. Given the modest scale of the development proposed, it is not considered that there is any undue negative impact upon the setting of the listed buildings as a result of the proposal. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area (Where Applicable):**  The application dwelling is sited within Sawley conservation area, as such careful consideration must be taken in regard to visual impact and preserving the character of the area. The proposed extension is modest by virtue of its scale and the materials proposed are in keeping with the application dwelling. The extension site itself is relatively well screened from Sawley Road by the existing trees and detached garage at the property. Whilst the roof pitch of the proposal will line up with the existing roof, there is an adequate set back distance from the principal elevation to allow for a subservient position against the host dwelling. It is therefore considered that there would be no adverse impact as a result of the proposal on the wider conservation area or the visual amenities of the area. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed two storey side extension is sited to the Southern side of the host dwelling where the neighbouring property The Heathers is positioned. There is already an existing lean-to extension at the application dwelling where the two-storey extension is proposed. The second story will be built upon the existing extension with a slight increase in the forwards projection to accommodate a boot room. Given the modest overall scale of the proposed extension, it is not considered that there would be any undue overbearing impact or loss of light on the neighbouring occupants. Given that the proposed extension does not consist of any new window openings to the South elevation, no new opportunities for overlooking are presented and therefore there is no impact on privacy. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were not consulted in relation to this proposal given that it does not seek to alter the existing parking arrangements, nor does it pose any concerns in regard to highway safety or amenity. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey has been conducted at the application site on 09/02/23. It concluded that there was no evidence of bats, and that roosting potential was low and therefore no further surveys are required. However, the development presents an opportunity to enhance roosting potential, as such the measured outlined in the report will need to be adhered to.  Constraint analysis shows that the property lies within Flood Zone 2, however only part of the curtilage resides within the flood zone. The area where the development itself is to be constructed does not lie within the flood zone. The Flood Risk Assessment included in this application considers the risk of flooding to be negligible and as such no mitigation or further measures are required. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |