|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **24/03/23** | | **Manager:** | | **LH** | **Date:** | **27/4/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2023/0187 | | | | | | |  | | | |
| **Date Inspected:** | | | | 24/03/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey rear extension and garage conversion to boot room/office | | | | | | | | | |
| **Site Address/Location:** | | | | | 12 Hollin Hall Drive, Longridge | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None required. | | | | |  | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)  **Longridge Neighbourhood Plan:**  Policy LNDP3 – Longridge Design Principles | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2020/1026:**  Non-material amendment to reserved matters approval ref 3/2015/0688 to allow amendments to several driveways to increase their overall width to 3m, the raising of plot 98 by 900mm and the addition of stairs/retaining walls to plots 47/56 to 59 and 86 to 67 to ensure alignment with the revised external works drawings (Approved with Conditions)  **2015/0688:**  Application for detailed approval for appearance, landscape, layout and scale (Reserved matters following outline planning permission 3/2015/0065 for up to 195 dwellings with access from Dilworth Lane) (Approved with Conditions)  **2015/0065:**  Land to the north of Dilworth Lane, Longridge – Outline planning application for the development of up to no. 195 dwellings with all matters reserved, save for access from Dilworth Lane (Approved subject to legal agreement)  **2014/0517:**  Land to the north of Dilworth Lane, Longridge – Outline planning application for the development of up to 220 dwellings with all matters reserved, save for means of access from Dilworth Lane/Blackburn Road (Refused, appeal withdrawn) | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of a detached dwelling off Hollin Hall Drive, sited within the recently complete Taylor Wimpey development off Blackburn Road/Dilworth Lane. The dwelling sits toward the entrance of the development, incorporating a 2-car driveway and garden to the front of the dwelling, gated access to the side and good-sized garden area to the rear. The adjacent dwelling to the north is 14 Hollin Hall Drive, and to the south sits 10 Hollin Hall Drive. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Planning permission is sought for the conversion of the garage into an office/snug, and boot room incorporating changes to the front elevation (removal of garage door, blocking up of existing and opening and new window to be fitted in structural opening). Officers are of the opinion that this would not require planning permission but the merits of this will be discussed nevertheless. In addition, there is a proposed single-storey rear extension projecting 3590mm off the rear elevation, spanning 6740mm in width and incorporating a mono-pitched roof with 3no. Velux windows in the roof. The rear extension, at its closest, sits approx. 2500mm off the common boundary with 10 Hollin Hall Drive. This extends to approx. 3200mm due to the direction of the fence line.  It is also proposed to increase the extent of terraced paving to the rear garden to align with the extension. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |
| **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.   Officers consider that the proposed extension is not likely to result in any adverse impact on the residential amenity of neighbours. Whilst the proposed extension does sit off the rear elevation by approx. 3590mm, it is also stepped in from the common boundary by a minimum of 2500mm and as such is not likely to appear dominant or overbearing, nor is it likely to result in any overshadowing or loss of outlook by way of its siting and orientation. In addition, there is no intrusive fenestration proposed, with new window openings facing directly into the gardening or taking the form of Velux windows.  Given the above the proposal is deemed acceptable from an amenity perspective and is compliant with CS Policy DMG1 (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.  The proposed rear extension would have a minimal effect on the visual amenity of the streetscene largely as a result of it being screened by the existing dwelling. The materials proposed match those used in the construction of the original dwelling and the level of new door and window openings is consistent and congruous with that of the original dwelling. In addition, the proposed mono-pitched roof form is compatible with that of the existing dwelling, which is also pitched (although incorporates a reverse-gable off the front). Furthermore, all windows and doors are to be white uPVC which are reflective on those on the existing dwelling.  Given the above the proposal is compliant with CS Policy DMG1 and Longridge Neighbourhood Plan Policy LNDP3. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal does not seek to alter existing access arrangements, nor does it seek to alter the level of existing parking. Whilst it is noted the application would remove any potential use of the garage as a parking space, it is noted that within Parking Standards outlined in the Joint Lancashire Structure Plan that a garage shall only be counted as a parking space if it measures 6m x 3m. The garage as existing measures approx. 5.1m x 2.4m and as such the existing, and proposed, level of parking at the application site is 2 (both located on the front driveway) which is deemed to be acceptable. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and for the above reasons, having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That planning consent be granted subject to the imposition of conditions. | | | | | | | | | | | | | | |