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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **WH** | **Date:** | **17/05/23** | **Manager:** | **LH** | **Date:** | **18/5/23** |
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| **Application Ref:** | 2023/0248 |  |
| **Date Inspected:** | 11/04/23 | **Site Notice:** | 11/04/23 |
| **Officer:** | Will Hopcroft |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed replacement dwelling |
| **Site Address/Location:** | Highfield, Garstang Road |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection subject to the imposition of conditions relating to a construction traffic management plan.  |
| **United Utilities:** | No response.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN2: LandscapePolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DME2: Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2022/0868:**Proposed alterations and extension to existing dwelling including raising of the roof – Approved with Conditions**2002/0318:**Alteration and extension to form new bedroom in roof – Approved with Conditions |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached property within the defined settlement of Chipping, within the Forest of Bowland Area of Outstanding Natural Beauty. The dwelling lies to the west of the settlement, part of a small cluster of 4 properties which are similarly oriented with principal elevations facing Garstang Road running from east to west into and out of the village. A front garden and small retaining wall separate the dwelling from the highway, with the property itself faced in a combination of red brick and render with white uPVC windows. Grey roof tiles are found on the roof of the existing property, with a single rooflight and dormer extension highly visible on the front elevation. |
| **Proposed Development for which consent is sought:**The proposal seeks permission for a replacement dwelling at Highfield, Garstang Road. The dwelling would be two-storey, incorporating a pitched rood with 2no. reverse gables to the south (primary) elevation, a chimney breast to the west elevation and single reverse gable coming off the north elevation. The east elevation mostly incorporates a blank gable end with various fenestration proposed to all elevations. It is noted that the proposal is substantially similar to the previously approved householder application under reference 3/2022/0868. This application proposed a roof lift, two 2no. reverse gables to the south elevation, the single reverse gable to the north elevation and substantially similar fenestration treatments. This full application for a replacement dwelling has been submitted as the applicant wishes to alter the materials used and ‘rationalise’ the scheme, given they no longer have to work to the constraints of the existing building.  |
| **Principle of Development:**The proposal would represent a replacement dwelling within the Tier 2 settlement boundary of Chipping. As such there is no net gain or loss of residential development. Given this fact, the principle of development is secured subject to assessment against 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 fairly limited in terms of residential amenity impact upon adjacent dwellingsThe proposed property would remain detached in nature and would benefit from a substantial degree of separation from neighbouring properties measuring in excess of 20 metres to the east and west respectively. As a result, the proposed increase in the height of the roof compared to the existing dwelling and additional massing associated with other alterations is unlikely to carry or inflict undue impact upon neighbouring residential amenities. This is further evidenced by submission of finished floor levels which indicate the ground floor level would sit at 124.58m above sea level with the first floor at 127.58m. As existing, this is effectively the same at both ground and first floor levels. In addition, the ridge height as proposed sits only 35cm then the roof height approved under the application reference 2022/0868. Likewise, the proposed fenestration is acceptable in respect of its overlooking impact as the significant views from within the property looking outward will be to the south, where no properties or curtilage are located. On eastern and western elevations, proposed openings are kept to an appropriate quantity and are of a modest size which ensure the viewpoints to the east and west do not endanger neighbouring privacy.Given the above, the proposed replacement dwelling is considered compliant with 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.In this sense, the application is acceptable with particular reference given to the permission approved under 2022/0868. The design features are substantially similar in all aspects with one of the only differing feature being the provision of a chimney breast to the western elevation – which is deemed acceptable given there a number of dwellings in the immediate vicinity that incorporate a similar design feature. As such Officers do not consider that this addition would cause an unacceptable on the design or visual amenity of the streetscene. In addition, there is a minor alteration to the materials proposed. Under the approval granted in 2022, the walls were to be render. As proposed under this application, the walls are to be natural stone with dressed stone detailing. This is considered acceptable and complementary to the local vernacular, particularly given the number of dwellings both on Garstang Road and towards the centre of Chipping that utilise similar elevational treatments. Whilst it is noted this proposal sits slightly larger in footprint than the previously approved plan, this increase is minor in practice and will have a negligible impact on the design and visual amenity of the streetscene. Given the above the proposal is considered compliant with EN2 and DMG1 (Design).  |
| **Highways and Parking:**Following consultation with Highways, no objection was raised subject to the imposition of a condition relating to the submission of a Construction Traffic Management Plan. No further assessment is required.  |
| **Landscape/Ecology:**A Bat Survey was submitted as part of the application, concluding that the proposed development does not require an EPS License to proceed lawfully. Upon review, Officers are considered to be in agreement with this report. As such no further assessment is 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. |