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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **05/07/23** | | **Manager:** | | **KH** | **Date:** | **05/07/23** |
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| **Application Ref:** | | | | 3/2023/0345 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/06/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed replacement of manual timber front entrance doors with fully automated aluminium doors. | | | | | | | | | |
| **Site Address/Location:** | | | | | Well Court, Well Terrace, Clitheroe, BB7 2AD | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received within consultation period. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments received within consultation period. | | | | | | | | | | | | | | |
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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 EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME4: Protecting Heritage Assets  Planning (Listed Building and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2023/0379: Proposed insertion of window in north elevation of first floor flat (Approved)  3/2011/0733: Insertion of window (Approved)  3/2000/0779: Increase car parking area by 4 spaces (Approved)  3/1987/0650: Siting of portable pre-sales information caravan at land adjacent to 16 Well Terrace, Clitheroe (Approved)  3/1987/0259: 54 elderly persons apartments, warden’s apartment, ancillary accommodation, and warden’s garage on land off Well Terrace, Clitheroe (Approved)  3/1986/0497: Residential development, land off Well Terrace, Clitheroe (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a purpose-built retirement apartment block known as Well Court. The application site is accessed of Well Terrace and is located within the defined settlement area of Clitheroe, approximately 200m north of the main centre boundary. The surrounding area is predominately residential, comprising of both terraced and semi-detached properties, with the Clitheroe Royal Grammar School being situated to the south of the site, on the opposing side of Well Terrace. The site is also located outside but within close proximity of the defined Clitheroe Conservation Area which terminates at the southern and western boundary of the site. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the proposed replacement of the existing manual timber front entrance doors with fully automated silver aluminium through colour doors. The proposed doors would measure approximately 1.6m in width and 2.08m in height to match the existing. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal relates to a minor alteration to a purpose-built residential block situated within the defined settlement area of Clitheroe and is therefore acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area (Where Applicable):**  The application site is in close proximity of the defined Clitheroe Conservation Area. Whilst the proposed development would be visible from within the Conservation Area, the proposal relates to a minor alteration to the exterior of the building, replacing the existing manual timber front entrance doors with new fully automated aluminium doors of a similar size and scale to the existing. The proposed entrance doors are also considered to be wholly appropriate and in keeping with the current use of the site as a retirement residential block and therefore it is not considered that the proposal would be of significant detriment to the special character and visual amenities of the defined Clitheroe Conservation Area. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed doors would be installed to the front elevation of Well Court, facing towards the access road off Well Terrace and the row of terraced properties situated along the main highway. Despite this, the proposed development would be set approximately 30m from the rear boundary of these residential properties and would replace the existing entrance doors, closely matching them in both siting and size. As such, any resulting impact upon the amenity of neighbouring residents would be minimal and no greater than that which already exists. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed silver aluminium through colour entrance doors would introduce a new material the existing building, with Well Court featuring white uPVC windows and doors to all elevations of the residential block. Despite this, the proposal would replace the existing brown timber doors, matching them in size, scale and siting. The proposed development is also considered to be appropriate and in keeping with the current use of the application site. As such, the proposed replacement entrance doors would not result in any undue impact upon the visual amenities of the immediate or wider area. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal would have no impact upon highway safety or parking. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and 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. | | | | | | | | | | | |