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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **28/06/23** | **Manager:** | **KH** | **Date:** | **29/06/23** |
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| **Application Ref:** | 3/2023/0379 |  |
| **Date Inspected:** | 25/05/23 | **Site Notice:** | 25/05/23 |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed insertion of window in north elevation of first floor flat.  |
| **Site Address/Location:** | Flat 36, Well Court, Well Terrace, Clitheroe, BB7 2AD |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No objections.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | N/A |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None received within consultation period.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN5: Heritage Assets Policy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2023/0345: Proposed replacement of manual timber front entrance doors with fully automated aluminium doors. 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 wardens’ 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 first floor flat situated to the rear of a purpose-built retirement apartment block. The application site is accessed off Well Terrace and is located within the defined settlement boundary 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 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 to 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 insertion of a 0.57m by 1.05m white uPVC window at first floor level to the north-western corner of Well Court in order to serve the kitchen of Flat 36.  |
| **Principle of Development:**The proposal relates to a minor alteration to a residential flat 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; however, the proposal relates to a minor alteration to the rear elevation of Well Court and therefore would not be highly visible from within the Conservation Area itself. As such, the proposed development would not be of significant detriment to the special character and visual amenities of the defined Clitheroe Conservation Area.  |
| **Impact Upon Residential Amenity:**The proposed window would be installed to the rear elevation of Well Court, within the north-western corner of the apartment block. Mature trees mark the northern boundary of the site, and the nearest residential property would be situated approximately 28m north of the proposed window. In addition to this, the views provided by this window would be similar to those afforded by the existing second floor window located directly above the proposed window. 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 scale, size and design of the proposed window would match that of the existing ground floor and second floor window located directly below and above the proposed window respectively. The proposal is therefore considered wholly appropriate and in keeping with the existing building and would not result in any undue impact upon the visual amenities of the application site or the surrounding 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.  |