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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 11/9/23 | | **Manager:** | | **LH** | **Date:** | **13/9/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2023/0566 | | | | | | |  | | | |
| **Date Inspected:** | | | | 13/2/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed new vehicular access. Resubmission of application 3/2023/0038. | | | | | | | | | |
| **Site Address/Location:** | | | | | Brentwood, Pendleton Road, Wiswell. BB7 9BZ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Wiswell Parish Council:** | | | | | Consulted 28/7/23 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objections subject to conditions. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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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 DMI2 – Transport Considerations  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport & Mobility  Policy DME1 – Protecting Trees & Woodland  Policy DME2 – Landscape & Townscape Protection  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2023/0038:**  Proposed new vehicular access (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached bungalow property located on the North-eastern outskirts of Wiswell. The application property’s existing vehicle access is situated on the Eastern corner of the property’s curtilage and comprises an ungated access and driveway which leads to an integral garage. The proposed vehicle access is to be installed to the South-west of the property’s existing access by means of removing a section of hedgerow which forms part of the property’s front South-eastern perimeter. The wider area comprises a mixture of woodland, agricultural land and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a new vehicular access in order to provide improved access to the applicant’s garden workshop. The proposal is an almost identical resubmission of previously approved planning application 3/2023/0038 albeit with the currently proposed vehicle access located approximately 2 metres further to the South-west. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed vehicle access would serve an existing residential property with no increases in visitor traffic anticipated as a result of the works proposed therefore it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The works proposed would involve the removal of a section of hedgerow which is currently visible within the public realm from Pendleton Road therefore the works proposed would carry some visual impact. Notwithstanding this, the works proposed would involve the removal of a modestly sized section of hedgerow (approximately 6 metres) with the application property being sited outside of the Borough’s Conservation Areas and AONB. In addition, the new access would feature timber gates and posts which would be in keeping with the rural vernacular of the area. Accordingly, it is not considered that the proposal would result in any harm to the visual amenities of the area. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have reviewed the proposal and have raised no issues with respect to access, on site visibility splays or general highway safety subject to the imposition of conditions with regards to access, visibility splays and surface materials. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  An Arboricultural Impact Assessment has been submitted in support of the proposal which indicates that construction of the proposed vehicle access would involve a minor encroachment into the root protection area of the tree identified as ‘T2’ however analysis shows that any impact from the works proposed would be limited to radial encroachment upon low root volumes, with no significant harm inflicted upon the tree in question from the works proposed. The proposed development has been reviewed by the Council’s Countryside Officer who has raised no issues with the proposal or above observations. The proposal would involve the removal of a small section of hedgerow however the hedgerow in question holds little in terms of ecological value therefore its removal is considered to be acceptable. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would not be harmful to the amenity of any neighbouring residents or visual amenities of the area.  In addition, it is not considered that the proposed vehicle access would have any undue impact upon the surrounding highway network or ecology of the area.  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. | | | | | | | | | | | |