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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **08/12/23** | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2023/0626 |  |
| **Date Inspected:** | 23/10/23 | **Site Notice:** | 23/10/23 |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed single storey extension to rear. Single storey extension to link cottage to annex. Removal of existing single storey extension to annex and replacement with new single storey extension. Installation of rooflight to side elevation, amendments to existing openings, removal of felt cladding to first-floor rear elevation and replacement windows throughout. Resubmission of 3/2022/0876.  |
| **Site Address/Location:** | Out Lane Head Cottage, Collins Lane, Chipping, PR3 2NQ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received with respect to the proposal.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | N/A |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations 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: LandscapeKey Statement DMI2: Transport ConsiderationsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport & MobilityNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2022/0876: Proposed two storey rear extension to rear. Single storey extension to link cottage to annex. Removal of existing single storey extension to annex and replacement with new single storey extension (Refused)3/2020/0973: Proposed extension to domestic garage to form gym (work already completed) (Approved)3/1992/0531: Application for a certificate of lawfulness for an existing use – use of the building and land as a dwellinghouse and residential curtilage (Approved)  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached two-storey cottage property located on the western outskirts of Chipping and within the Forest of Bowland Area of Outstanding Natural Beauty. The property consists of stone, slate roof tiles, and uPVC windows and doors. The application property is situated within a rural setting and forms one of several detached farmhouse properties located on the western side of Collins Lane. The surrounding area comprises agricultural fields, woodland and open countryside.  |
| **Proposed Development for which consent is sought:**Consent it sought a proposed single storey rear extension, single storey side extension to link cottage to annex, demolition of existing single-storey rear extension to annex and replacement with new single storey rear extension, installation of rooflight to side elevation, amendments to existing openings, removal of felt cladding to first-floor rear elevation and replacement windows throughout. The proposed single storey rear extension to the main dwellinghouse would comprise of a modest infill extension, projecting 0.9m from the rear elevation of the application property to align with the 2no. sets of outward projecting double doors. The proposal would also include the incorporation of 3no. sets of sliding patio doors and 1no. new window opening to the rear elevation, along with 2no. conservation style roof lights. The single storey link extension would have a width and depth of approximately 3.6m and 4.4m respectively and would feature a pitched roof form measuring approximately 2.5m to the eaves and 3.5m to the ridge. To the front elevation of the proposed addition, 1no. access door would be incorporated, whilst the rear elevation would be fully glazed. The replacement single storey extension to the rear of the annex would measure 6m by 6.75m and would align with the footprint of the existing two-storey building to which it would adjoin. The proposal would feature a flat roof design with a height of 3.4m and would include a set of sliding patio doors to the rear and 2no. windows to the south-western facing side elevation. As part of the overall development, the works proposed would also include the replacement of the existing felt cladding to the rear elevation of the primary dwellinghouse at first floor level with natural stone. Numerous fenestration alterations are also proposed, including the addition of new powder coated aluminium windows throughout and replacement of the existing personnel door to the north-eastern facing elevation of the main dwellinghouse with a new window opening. 2no. additional windows would also be installed to the south-western gable elevation of the annex building at ground floor level, whilst the existing roller shutter and personnel door featured to the north-eastern gable elevation would be replaced with 2no. window openings. In respect of materiality, the proposed development would be constructed from natural stone and slate roof tiles to match the existing dwellinghouse.  |
| **Principle of Development:**The application relates to a domestic extension and alterations to an existing residential property and is therefore acceptable in principle subject to an assessment of the material planning consideration. The application site is also situated within the Forest of Bowland Area of Outstanding Natural Beauty and therefore additional consideration will also be given towards the effect of the proposal on the visual character of the surrounding landscape.  |
| **Impact Upon Residential Amenity:**The application property is situated over 70m from the nearest residential property and as such, the proposed works would not be harmful to the amenity of neighbouring residents.   |
| **Visual Amenity/External Appearance:**Policy DMG1 of the Ribble Valley Core Strategy states that all development must ‘*be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style’* and *‘not adversely affect the amenities of the surrounding area’*.As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must also be given to the effect of the proposal on the surrounding natural landscape. Key statement EN2 of the Ribble Valley Core Strategy states that ‘*the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, features and building materials.’* The application property is a stone and slate based dwellinghouse comprised of a rectangular footprint with a gabled roof form and simple linear elevations. As such, the application property is largely characteristic of other rural properties situated in the surrounding area and wider AONB landscape, by virtue of its unadorned design. Whilst the proposed single storey extension to the rear of the existing annex building would comprise a relatively large footprint, the proposed addition would be of a similar size and height to that of the existing. As such, it is not anticipated that the proposed addition would result in any greater impact upon the character of the host property or the surrounding area, than that of the existing extension in which it would replace. The application property and annex building comprise stone based elevations with a stone wall of relatively modest height currently linking the two buildings. As such, there is a discernible degree of uniformity between the external appearance of the host property and annex building. Whilst the link extension proposed would appear as a relatively modern addition when viewed from the rear elevation, by virtue of its glazed elevation and roof, this would not be visible from the adjacent public realm and would therefore have a limited impact upon the visual amenities of the surrounding area. In contrast, the front elevation of the proposal would be constructed from natural stone and slate roof tiles to match the existing built form of the property and would not appear overtly dissimilar to the existing stone wall. The proposed link would therefore visually integrate with the existing uniformity currently shared between the stone-based features of the host property and annex. The proposal would also be set well below the eaves of the host property and annex building and would therefore not appear an overtly dominant or unsympathetic addition in this respect. Furthermore, the works proposed to the rear elevation of the host dwelling would largely comprise of a modest infill extension and fenestration alterations. Given these elements of the proposal would not be afforded a high level of visibility from the public highway or the adjacent public realm, it is not anticipated that the works proposed would result in any significant detrimental impact upon the application property itself or the wider locality. In view of this, the works proposed would not result in any significant or measurable harm upon the visual amenities of the application dwelling or the surrounding AONB landscape that would warrant the refusal to grant planning permission.  |
| **Highways and Parking:**Lancashire County Council Highways have been consulted in regard to the proposed development and raised no objections. The proposal is therefore considered to be acceptable in relation to highway safety and parking.  |
| **Landscape/Ecology:**A preliminary roost assessment (PRA) was carried out at the application site on 25th February 2022. The PRA identified the building to be of a moderate suitability to support bat roost(s) and the annex to be a confirmed bat roost. Following this, emergence surveys were undertaken in June and July 2022, however no bats were observed to emerge or re-enter either the dwellinghouse or the annex building. A Method Statement and mitigation measures have been stipulated within the reports concluding sections and a letter from Pennine Ecological, dated 22nd September 2023, confirmed there to be no significant alterations to the property in how the assessment was made. An appropriate condition has therefore been attached to the accompanying decision notice in order to ensure that the submitted method statement and mitigation measures are adhered to.  |
| **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. |