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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **09/10/23** | **Manager:** | **KH** | **Date:** | **09/10/23** |
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| **Application Ref:** | 3/2023/0658 |  |
| **Date Inspected:** | 31/08/23 | **Site Notice:** | 31/08/23 |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed two-storey and single-storey extension to front. Dormer extension to rear.  |
| **Site Address/Location:** | Foxley Bank Stables, Sawley Road, Grindleton, BB7 4QS |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received in respect of the proposal.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection. |
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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:**3/2004/0981: Proposed decking amendments. Resubmission (Approved)3/2004/0714: Decking – Handrail. Retrospective (Refused)3/2001/0429: Change of use to residential accommodation (no external alterations) (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to large dwellinghouse known as Foxley Bank Stables which was converted into residential accommodation in 2001. The property comprises of render, grey roof tiles and uPVC windows and doors and is sited opposite Bowland High School, accessed off Sawley Road. The site to which the application relates is located within an area of open countryside, over 600m west of the defined settlement area of Sawley and approximately 900m east of Grindleton, as well as within the Forest of Bowland Area of Outstanding Natural Beauty.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a single storey and two storey extension to the front elevation of the application property and a dormer to the rear. The proposed front extension would project a maximum 3.37m beyond the principal elevation of the dwellinghouse and would have a width of 11.2m at lower ground floor level and 4.3m at ground floor level. The single storey element of the proposed development would feature a flat roof form incorporating a roof lantern, measuring 3.38m to the eaves and 3.83m to the highest point, whilst the two-storey element would comprise a pitched roof design measuring 7.3m to the ridge, with the eaves falling to 5.7m. To the front elevation of the proposed extension, 1no. window and door would be installed at lower-ground floor level along with 1no. window at ground floor, whilst 1no. large vertical window would be installed to the south-eastern facing side elevation of the proposal. A 0.8m canopy overhang would also be incorporated above the proposed doorway, measuring approximately 2.3m to the eaves and 3.1m to the ridge, and in order to facilitate the proposed extension, the existing ground floor window within the front elevation of the main dwellinghouse, serving the lounge, would be re-located. The proposed rear dormer extension would project 3.13m from the roof slope of the property and would extend a length of 9.8m. A flat roof design would be incorporated measuring 1.93m in height and to the main elevation, 3no. windows would be installed. In regard to materiality, the proposed extension would be constructed to match the external appearance of the existing dwellinghouse, included matching render, roof tiles and uPVC windows, whilst the proposed dormer extension would be finished in hanging tiles to match the existing roof.  |
| **Principle of Development:**The proposal 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 considerations. The application site is also located 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 proposed front extension would feature windows to both the front (north-eastern) and side (south-eastern) elevations. Whilst the additional openings to the front elevation of the proposed development would not directly face any neighbouring residential properties, the windows would provide views towards Bowland High. Despite this, the proposal would be set approximately 30m from the adjacent school and the views provided by the additional windows would be similar to those afforded by the existing window configuration featured to the principal elevation of the main dwellinghouse. In addition to this, the proposed window within the side elevation of the extension would not serve a habitable room, nor would it have a direct interface with any neighbouring properties, therefore resulting in a negligible impact upon existing privacy levels. In respect of the proposed dormer extensions, given the proposal intends to provide windows at second-floor level, consideration must be given to the potential for these elements of the proposal to result in the direct overlooking of neighbouring properties from an elevated position. The windows within the proposed dormer would face towards the residential properties of Rathmell Syke, however a sufficient separation distance of over 20m would be in place between the proposed addition and the rear elevations of these dwellinghouses and the proposal would be partially screened by an existing built structure, mitigated any potential overlooking from the habitable rooms being accommodated within the proposed dormer extension. Furthermore, the views provided by the proposed openings would also be similar to those afforded by the existing windows within the rear elevation of the property. In this respect, it is not anticipated that the works proposed would result in any undue impact upon the privacy of any nearby residents. The proposed front extension would also be distanced over 11m from the common boundary with Foxley Bank Farm and would not be sited within close proximity to any neighbouring windows, with the gable elevation of the Foxley Bank Farm aligning with the principal elevation of the application property. The proposed development would therefore be adequately screened from the occupiers of this neighbouring property and would not result in any significant degree of overshadowing or loss of outlook. In respect of the above, it is not considered that the proposed works would result in any significant or measurable harm upon any existing nearby residential amenities.  |
| **Visual Amenity/External Appearance:**Policy DMG1 of the Ribble Valley Core Strategy states that ‘*development should be sympathetic to existing and proposed land uses in terms of its size, scale, intensity and nature’.* Furthermore, emphasis is placed on visual appearance and the relationship to surroundings. 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.’* Whilst the proposed front extension would be publicly visible from the highway and would comprise a sizeable footprint with a maximum eaves and roof pitch height of 5.7m and 7.3m respectively, the proposal would be set below the ridgeline of the main property and the eaves of the existing three-storey element. The development would therefore take a subservient position in relation to the primary dwelling. In addition to this, the host property itself comprises a sizeable footprint and is set back from the main highway, with the proposal also projecting no further than the outward projection of the existing lower-ground floor bedroom and store which extend beyond the principal elevation of the property. In this context, the proposed development would not appear an incongruous or over-dominant addition to the host property or the wider street scene. Furthermore, the application property does not benefit from a strong sense of visual similarity with the existing nearby residential properties and the proposed extension would appear sympathetic to, and reflective of, the existing dwellinghouse by virtue of its design and appearance, incorporating architectural features and external facing materials which would visually integrate with the existing built form of the property. As such, the proposal is considered an acceptable form of design, with its overall scale, massing and materiality not significantly impacting upon the street scene or the visual amenities of the surrounding area. The proposed dormer extension would span the majority of the property’s rear south-western facing roof plane; however, the dormer would be set back from the eaves and in from the south-eastern gable elevation of the main dwellinghouse. In addition to this, the proposal would adjoin to the south-eastern elevation of the three-storey reverse gable structure located towards the north-western side of the property and would therefore not extend the entire width of the primary dwelling. In addition to this, the dormer would also be set below the eaves of the above-mentioned three-storey element and would therefore not appear an incongruous or over-dominant addition to the host dwelling in this context. Whilst the proposal would be sited to the rear of the property, it is acknowledged that the dormer extension would be publicly viewable from the track that runs adjacent to the north-western boundary of the site. However, given the above and the fact that the proposal would be finished in hanging tiles to match the roof of the existing dwelling, it is not considered that the proposal would be of significant detriment to the visual amenities of the immediate or surrounding landscape. In view of the above, the works proposed would be in accordance with Key Statement EN2 in as much that the proposal would not detract from or have any significantly undue impact upon the character of the surrounding AONB.  |
| **Highways and Parking:**Lancashire County Council Highways have been consulted in respect of the proposed development and have raised no objections. The proposal is therefore considered to be acceptable in regard to highway safety and parking.  |
| **Landscape/Ecology:**No ecological constraints have been 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. |