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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **13/11/2023** | | **Manager:** | | **KH** | **Date:** | **14/11/23** |
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| **Application Ref:** | | | | 3/2023/0672 | | | | | | |  | | | |
| **Date Inspected:** | | | | 21/09/23 | | | **Site Notice:** | | 21/09/23 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed demolition of conservatory, erection of single storey extension, side porch, front porch and gates/railings to driveway, together with works to access/driveway (part retrospective – access/driveway only). | | | | | | | | | |
| **Site Address/Location:** | | | | | Black Hall, Garstang Road, Chipping, PR3 2QJ | | | | | | | | | |
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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 regarding the proposed development, subject to the imposition of conditions. | | | | | | | | | |
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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 Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Key Statement EN5: Heritage Assets  Key Statement DMI2: Transport Considerations  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  Policy DME4: Protecting Heritage Assets  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2009/0270: Conversion of and change of use of attached barn into accommodation for existing house, plus extending and remodelling of existing house and associated external works (Approved)  3/2009/0910: Application for the discharge of condition no.9 (relating to assessing potential on-site contamination) of planning consent 3/2009/0270 (Approved). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached two-storey dwellinghouse located to the northern side of Garstang Road within a small cluster of residential properties. The property comprises of stone and render to its external elevations, slate roof tiles and uPVC windows and doors and benefits from an existing conservatory to the western gable elevation of the dwelling which is proposed for demolition. The site to which the application relates is located within the open countryside, approximately 550m west of the defined settlement area of Chipping, and the surrounding area is predominantly rural in character, comprising of open agricultural fields and the occasional dwelling/farmstead. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the demolition of the existing conservatory and construction of a single storey extension, side porch, front porch and gates/railings to driveway, together with works to the access/driveway. The application is part retrospective, in relation to the access/driveway only.  The proposed single storey extension would project 4.35m beyond the western gable elevation of the application property and would extend a depth of 5.2m. A hipped roof form would be incorporated which would measure 4.12m to the ridge with the eaves falling to 2.35m, and 1no. roof light would be featured to the rear roof pitch. To the western side elevation of the proposal, 1no. large horizontal window would be installed, whilst a set of sliding patio doors would be incorporated to the rear elevation.  The proposed porch to the western gable elevation of the property would project 1.45m from the main dwellinghouse and would have a depth of 2.55m, adjoining to the front, south facing elevation of the proposed side extension. The development would comprise a hipped roof design measuring 2.35m to the eaves and 3.2m to the ridge. To the front elevation of the proposal, a vertical glazed panel would be featured, whilst to the western side elevation 1no, personnel door would be incorporated.  The proposed front porch would project 1.5m from the principal elevation of the dwellinghouse and would extend a width of 2.2m, comprising of a 1m high stone wall and open timber frame. A pitched roof form would be featured which would measure 2.6m to the eaves and 3.65m to the ridge.  In regard to materiality, the proposed development would be constructed to match the external appearance of the existing dwellinghouse, including stonework, render, slate roof tiles and uPVC windows and doors.  As part of the overall proposal, new wrought iron gates/railings are also proposed to be installed to the driveway, which would have a maximum length of 5.95m. | | | | | | | | | | | | | | |
| **Principle of Development:**  The application relates to a domestic extension and alterations to an existing residential dwelling and is therefore acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | | |
| **Impact upon Listed Building(s) and Setting (Where Applicable):**  Black Hall Farmhouse is a Grade II Listed building, located 32m to the north-east of the application property. The proposed single storey extension and side porch would not be visible from the listed building, being screened from view by the application dwelling itself. Furthermore, whilst the proposed front porch would be partially visible within the setting of the listed building, this would comprise a relatively modest addition to the principal elevation of the application property and would incorporate materials appropriate to the primary dwellinghouse and the surrounding locality. It is therefore not anticipated that the works proposed would have any undue harm upon the significance of the heritage asset. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed works would be sufficiently distanced from nearby residential properties and therefore would not result in any significant degree of overshadowing or loss of outlook in this respect. The proposed development would also have no direct interface with any surrounding dwellings and as such, no new opportunities for direct overlooking or loss of privacy would be created. In view of this, it is not considered that the works proposed would result in any undue impact upon the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **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.’*  The proposed single storey extension and porch to the western side elevation of the application dwelling would have a maximum outward projection of 4.35m and height of 4.12m and would be set back from the principal elevation of the parent building. The proposed development would also be of a similar size and scale to that of the existing conservatory in which it would replace and would therefore not appear an incongruous or over dominant addition to the application property or surrounding area. The proposed front porch would also be sympathetic to, and reflective of, the existing dwellinghouse by virtue of its modest proportions and design, therefore resulting in a wholly subservient addition to the property. The proposed gates/railings to the driveway would be set back from the highway and as such would not appear visually prominent within the street scene.  Furthermore, the works proposed would be constructed from materials to match that of the existing dwellinghouse, including stone and render to the external elevations, slate roof tiles and uPVC windows and doors. The proposed alterations would therefore visually integrate with the existing built form of the property, further reducing the visual impact of the proposal.  In view of the above, it is not considered that the works proposed would result in any significant or measurable harm upon the visual amenities of the host property or the surrounding AONB landscape. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have been consulted in regard to the proposed development and raised no objections.  However, the Local Highway Authority noted that the vehicular access to the site has been amended at some point since 2009 without relevant permissions being granted. Some amendments are required in order for this to be acceptable. The existing driveway should be surfaced in a bound material and the line of stone setts across the access raised so that there is a minimum 25mm upstand across the access, in order to prevent deleterious material and surface water from collecting on the highway.  Following discussions with the agent, the description of development has subsequently been amended to include the part retrospective works to the site access/driveway and amended plans have been submitted to include the works requested by the Local Highway Authority. As such, the revised scheme is considered acceptable in regard to highway safety and parking, subject to an appropriate condition being attached to ensure this is adhered to. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints have been identified in relation to the proposed development. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |