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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **03/01/2023** | | **Manager:** | | **SK** | **Date:** | **03.01.23** |
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| **Application Ref:** | | | | 2023/0871 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/12/2023 | | | **Site Notice:** | | 01/12/2023 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Regularisation of single-storey extension to side and rear, garden store to rear and raised veranda, driveway alterations, new rooflight and render to front. Resubmission of 3/2022/0631. | | | | | | | | | |
| **Site Address/Location:** | | | | | 45 Abbey Fields Whalley BB7 9RS. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| Whalley Parish have made representations and would ask that the hedge must not be higher than 1 metre located in a visibility splay. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to conditions. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments 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  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2022/0631:** Proposed side extension, construction of a garden store and alterations to the existing dwelling. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an existing detached bungalow-style dwelling located off Abbey Fields, Whalley. The property is located within the defined settlement limits of Whalley in a predominantly residential area characterised by similar bungalow-style dwellings.  The property occupies a corner location with the dwelling directly fronting Abbey Fields, but also backing on to Station Road, the property is located on the western side of the highway interface between both Abbey Fields and Station Road, being afforded a high level of visibility upon approach from both highways. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The submitted details seek retrospective consent for the erection of a side extension to the existing dwelling (east elevation), including the remodelling of the existing elevations and erection of a ‘garden store’ building to the rear of the dwelling at the rear of the dwelling.  A similar extension was approved under application 3/2022/0631, this approval featured the same glazed fenestration and raised veranda to the front. Construction of an extension has begun, which comprises a reduction in the width of the approved extension but an increase in the length. This application seeks to regularise those changes.  A garden store has also been constructed within the rear curtilage. A similar structure was approved under the above-mentioned application but was located to the Northern extents of the site. The structure that has been built is now site to the Eastern side of the garden. This application also seeks to regularise this structure. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed extension is located on the western extents of the dwelling, with an intervening highway between the proposed extension and the nearest affected neighbouring dwelling to the west (39 Abbey Fields). As such it is not considered that the proposed extension will measurably undermine or result in any detrimental impact upon the aforementioned dwelling.  In respect of the southerly outlook from the proposed glazed gable, given the separation distances between the extension and opposing dwelling to the south (36 Abbey Fields), it is not considered that the proposal will result in any significant measurable detrimental impacts upon the residential amenities of the occupiers of the afore referenced dwelling.  The garden structure is now sited along the adjoining boundary with No.47 Abbey Fields. The proposed footprint is modest, with the eaves and ridge height falling below that of the existing dwelling. Given its modest footprint and the level of screening provided by the existing boundary fence it is not considered that there is any significant overbearing impact for the receptors of No.47 that would warrant refusal. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed side extension and remodelling of the dwelling results in the dwelling being predominantly faced in render, with elements of red facing brick, with the feature glazed gable being located on the western extents of the dwelling. In terms of materials the proposal is largely consistent with the previous approval. The most significant difference is the reduction in width. Whilst it is recognised that in terms of proportions the proposed extension is not of as strong a design as the previous approval, it is not considered that the visual difference is so severe that it would warrant refusal. The proposed materials, render and red brick, are commonly found in the vicinity and as such the proposed extension, whilst being more modern is design, will integrate sufficiently into the street scene. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation to the proposal and raised no objection subject to a series of conditions relating to access and parking arrangements.  Both LCC Highways and Whalley Parish council have made reference to the existing hedgerow on site and the requirement for the hedge to be below 1m for visibility splays when accessing the driveway. Given the parking arrangements are consistent with the existing and longstanding use of the driveway it is not considered that there is justification for the removal or alteration of the existing hedgerow on this occasion. A large portion of the hedgerow has been removed to accommodate the new, widened driveway and consequently the arrangement has already been improved. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  The original (3/2023/0631) application was accompanied by a Preliminary Bat Roost Assessment (05.10.2022), the report concluded that there was no evidence of the building having been utilised for the purposes of roosting by bats and that the building offers negligible roosting potential. The same survey has been submitted with this application. Under normal circumstances an up-to-date survey would be required, however, given this application is retrospective the proposed works affecting the roof space have already been undertaken.  The works undertaken are similar to those approved under the original application and as per the survey there was no requirement for the proposal to provide mitigation measures to offset potential impacts of the development upon protected species or species of conservation concern. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  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. | | | | | | | | | | | | | | |