|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **23/01/24** | **Manager:** | **LH** | **Date:** | **24/1/24** |
|  |
| **Application Ref:** | 3/2023/0933 |  |
| **Date Inspected:** | 22/01/24 | **Site Notice:** | N/A |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed installation of external flue system (accompanying internal wood burning stove) on the south elevation. |
| **Site Address/Location:** | 41 Wolfs Fell Close, Chipping, Preston, PR3 2DR. |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received in respect of the proposed development.  |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | N/A |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One letter of objection has been received raising concerns in relation to the emissions associated with the proposed installation.  |
|  |
| **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:**3/2017/0183: Reserved matters application (following outline planning permission 3/2014/0183) for residential development of 39 dwellings including appearance, landscaping, layout, and scale (Approved).  |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a two-storey detached dwelling at no.41 Wolfs Fell Close. The property is located within the development known as ‘Church Raike’, a new build development comprising of 39 dwellings sited just beyond the defined settlement limits of Chipping and within the Forest of Bowland Area of Outstanding Natural Beauty (National Landscape). The surrounding area is predominantly residential in character.  |
| **Proposed Development for which consent is sought:**Consent is sought for the installation of an external flue system to the southern elevation of the property in order to accompany a wood burning stove. The flue system would measure 5.8m in length and be sited 2.3m above ground level on the southern gable elevation of the property and 3.8m back from the principal elevation. The installation would comprise a stainless steel, twin walled insulated flue, powder coated in matt black with a diameter of 0.2m.  |
| **Principle of Development:**The proposal relates to a domestic alteration to an existing residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations. The application property is also situated within the Forest of Bowland Area of Outstanding Natural Beauty (National Landscape) and therefore additional consideration will be given to the effects of the proposal on the visual character of the surrounding landscape.  |
| **Impact Upon Residential Amenity:**The proposed development would not result in any significant impact upon the amenity of any neighbouring residents by way of overshadowing, loss of outlook, daylight, or privacy. Whilst it is acknowledged that concerns have been raised with respect to emissions, the Council’s Environmental Health Officer has been consulted in respect to the proposal and no objections were raised. As such, it is not considered that the proposed installation would result in any undue impact upon the amenity of nearby occupants that would warrant the refusal to grant planning permission.  |
| **Visual Amenity/External Appearance:**The proposed flue would be sited 2.3m above ground level with a height of 5.8m and set 3.8m back from the principal elevation of the property, close to the middle of the gable elevation which faces south. The proposed installation would therefore be read in context with the existing ridge of the application dwelling which measures 8.1m in height. Given the proposal would not project above the dwelling’s existing ridge height, the screened nature of the elevation to be altered and the incorporation of black powder coating to the exterior of the flue, the development is not considered to unduly harm the visual amenities of the application property or immediate vicinity.In addition to this, numerous other properties within the locality have recently received planning consent for external flue systems, namely at no.5 Mills Way (application ref: 3/2022/0993) and no.6 Mills Way (application ref: 3/2022/0994). As such, the proposed development would not appear an anomalous or uncharacteristic addition to the surrounding area. Accordingly, the proposed development would not result in any significantly detrimental harm upon the visual amenities of the application property or the surrounding AONB landscape to an extent that would warrant the refusal of the application.  |
| **Highways and Parking:**Lancashire County Council Highways have not been consulted in relation to the proposed development; however, the proposal would not result in an increase in the number of bedrooms at the site, nor would it involve any alterations to the existing parking arrangements. As such, the proposal is considered to be acceptable in regard to highway safety and parking.  |
| **Landscape/Ecology:**The application has not been accompanied by a Preliminary Roost Assessment; however, a site visit was undertaken by Angela Graham Bat Consultancy Service on 29th November 2023. During the visit a potential bat access point was noted at the soffit of the property. Despite this, it was not considered that the risk of the work causing disturbance was sufficient to merit bat activity survey work in this particular instance, subject to the works being carried out outside of the months of May to September inclusive. As such, an appropriate condition has been attached to the accompanying decision notice.  |
| **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. |