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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **31/07/2024** | | **Manager:** | | **SK** | **Date:** | **5.08.24** |
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| **Application Ref:** | | | | 2024/0436 | | | | | | |  | | | |
| **Date Inspected:** | | | | 27/06/2024 | | | **Site Notice:** | | 27/06/2024 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed demolition of rear porch, removal of windows to rear of garage and utility room, removal of bay window and rear ground-floor wall of house, garden wall and steps. Construction of single-storey extension adjoining the garage, new raised patio and steps to rear garden. | | | | | | | | | |
| **Site Address/Location:** | | | | | 15 Crow Trees Brow, Chatburn BB7 4AA. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
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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:**  **3/2000/0354** – Erection of a garage. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property accessed via Crow trees Brow in Chatburn. The application dwelling is positioned within a large curtilage and the site itself does not fall on any designated land. The surrounding area is predominately residential in nature being typified of varying styles of property. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single-storey flat roof extension sited to the rear of the application dwelling. The extension will adjoin the existing garage structure and existing bay window and rear porch will be removed to accommodate the development. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The application dwelling has two adjoining neighbours, they are known as No.13 and No.17 Crow trees Brow. No.17 Crow Trees Brow is located to the North of the application dwelling, where the existing attached garage at the application site will provide complete screening of the proposed extension. As such, no loss of light or overbearing impact would be inflicted for the receptors of No.17.  No.13 is located to the Southern side of the application dwelling where there will be a sufficient separation distance between the neighbouring dwelling and the development to mitigate any potential overbearing impact or loss of light. There is also substantial boundary treatment between the two dwelling which will provide a level of screening.  As such, no adverse impact on residential amenity is expected resultant of the proposal. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**    Policy DMG1 of the Ribble Valley Core Strategy states that development must  *1. Be of a high standard of building design which considers the 8 building in context principles (from the cabe/English heritage building on context toolkit.*  *2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*  *3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*  The proposed single-storey extension is located to the rear of the application dwelling and consequently is entirely screened from view within the public realm. Nonetheless, the overall scale of the proposed extension is modest in relation to the application dwelling. The extension will measure 9.6 metres by 3.9 metres and consequently will take a wholly subservient position to the application dwelling.  In respect of materials the proposed extension will be constructed in red facing brickwork, which will match the existing brick plinth on the application dwelling. The plans also demonstrate that the windows are to be replaced with grey uPVC and the exterior grey pebbledash will be painted white on the host dwelling. These materials are consistent with those found on properties in the vicinity and as such raise no concern in respect of visual amenity. | | | | | | | | | | | | | | |
| **Highways and Parking:**  No highway safety implications identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints identified. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |