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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **30/09/2024** | | **Manager:** | | **SK** | **Date:** | **1.10.24** |
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| **Application Ref:** | | | | 2024/0593 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/08/2024 | | | **Site Notice:** | | 23/08/2024 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed demolition of existing lean-to single-storey extension to rear and replacement with larger single-storey extension with a lantern roof. Conversion of double garage to single-storey annex accommodation with pitched roof and installation of solar panels. | | | | | | | | | |
| **Site Address/Location:** | | | | | 19 Abbey Road, Whalley BB7 9RP. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| Two letters of representation have been received raising the following concerns.  - Development in view from residential property.  - Environmental/Biodiversity Impacts. | | | | | | | | | | | | | | |
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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  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **24/0483:**  Certificate of Lawfulness for proposed dormer to rear roof slope. (permission not required).  **27/0327:**  Outline application for the erection of a detached dwelling with access applied for (all other matters reserved). (refused). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached dwelling Whalley on Abbey Road. The application dwelling is sited within a large residential curtilage with an associated detached garaged. The application site itself is not on any designated land, but adjoining Whalley Conservation Area. The surrounding area in predominantly residential in nature. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction a single-storey rear extension, following the demolition of the existing lean-to rear extension. The application also seeks consent of the conversion and alteration of the existing detached garage to accommodate annex accommodation, this will also feature the installation of solar panels on the roof slope. | | | | | | | | | | | | | | |
| **Principle of Development:**  Policy DMH5 states that p*roposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will be subject to the following criteria:*  *1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwellinghouse when circumstances change.*  *2. The extension should generally speaking provide only a modest level of accommodation.*  In respect of the above, the garage currently exists within the curtilage of the main dwelling. Therefore, the building could be used for storage, be reinstated as a garage or be capable of integration to a use that is ancillary to the main dwelling in the future, should circumstances change and the extended residential accommodation no longer be required. The proposal would provide modest one-bedroom accommodation, with a bathroom and living area which is considered acceptable. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed annex conversion is located to the southern extents of the residential curtilage, where there are no immediately adjoining neighbouring properties. It is not considered that the proposed change of use would result in any substantial increase in activity, that goes beyond that of a normal residential property. There are several new window openings proposed in the new annex building. These primarily will provide views of the applicant’s rear garden. There are two openings proposed on the principal elevation of the garage, but there are no neighbouring properties immediately opposite that would be impacted. As such, no adverse impact on residential amenity is expected in this respect.  The proposed single-storey extension is located along the adjoining shared boundary with No.17 Abbey Road. The proposed extension will replace an existing extension at the dwelling, but will be larger in footprint, measuring approximately 6 metres from the rear elevation of the original dwelling. No.17 Abbey Road benefits from a similar rear extension, although the proposed extension will extend beyond that at the neighbouring property. However, there is substantial boundary treatment in place, fence panels on either side of the boundary and mature, tall hedgerow, to mitigate any substantial loss of light or overbearing impact for the occupiers of No.17.  The application also involves the installation of several new window openings on the southern side elevation of the application dwelling. There are no neighbouring properties immediately to the south and therefore no new opportunity for direct overlooking will be created.  As such, no adverse impact on residential amenity is expected as a result of the proposed development. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**    The proposed annex is located to the side of the application dwelling and will continue to be accessed via the existing driveway. As a result of the existing arrangement, the annex structure will be readily visible from within thew public realm. As such, consideration must be given into the impact of the proposal on the character of the area.  The existing structure will be altered to accommodate a traditional pitched roof. Following this alteration, the annex structure will still maintain a modest scale, measuring 2.3 metres and 4.2 metres to the eaves and ridge respectively. No alterations to the footprint are proposed. As such, the annex will take an entirely subservient position to the application dwelling. In respect to materials, the garage will be faced in render to the side and rear elevations, with the front elevation being faced in natural stone. These are materials found consistently within the locality, the development will therefore integrate sufficiently into the application dwellings curtilage and wider street scene.  The proposed single-storey extension is located to the rear of the application dwelling and consequently is not readily visible from within the public realm. The proposed extension will comprise an increased footprint compared to the existing single-storey rear extension. However, given the flat roof design, the extension will have a modest overall height of 2.25 metres to the eaves. It is not considered that the proposed addition would be disproportionate and will integrate into the application dwelling sufficiently. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation to the proposal and raise no objection on the basis that there is sufficient off-road parking provision retained at the site, despite the loss of the garage. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A preliminary bat roost assessment was carried out at the application site on 27.07.2024. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |