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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **24/10/2024** | | **Manager:** | | **SK** | **Date:** | **25.10.24** |
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| **Application Ref:** | | | | 2024/0604 | | | | | | |  | | | |
| **Date Inspected:** | | | | 27/09/2024 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed single-storey, detached annex to rear. | | | | | | | | | |
| **Site Address/Location:** | | | | | 89 Chatburn Road, Clitheroe BB7 2AS. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No objection from Clitheroe Town Council. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to conditions. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One letter of representation has been received raising the following points.   * Sound proofing of the building materials and potential noise disturbance. * Potential impact on boundary wall/fence.   The proposed scheme has been amended since the above letter was received and it is considered that these concerns have now been mitigated. | | | | | | | | | | | | | | |
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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:**  **3/2019/0896:** Proposed two storey extensions to front and rear; single-storey infill extensions to front and rear; flat roof dormer extensions to side, front and rear. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a demi-detached property which front Chatburn Road in Clitheroe. The surrounding area is predominantly residential in nature, being typifies of varying styles of dwelling. The application site itself is not on any designated land. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey detached building within the rear curtilage of the dwelling to accommodate one bedroomed annex accommodation. The proposed annex will feature a bedroom, bathroom and open plan living space. | | | | | | | | | | | | | | |
| **Principle of Development:**  Given the proposal seeks consent for that of the erection of a replacement outbuilding to be utilised as a residential annex, Policy DMH5 of the Ribble Valley Core Strategy is primarily engaged for the purposes of assessing the acceptability of the principle of the development.  In respect of the proposed annex, Policy DMH5 reads as follows:  *Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also 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 dwelling housing when circumstances change.* 2. *The extension should generally speaking provide only a modest level of accommodation.*   The proposed annex building being located in the rear curtilage of the dwelling would be capable of conversion to a building incidental to the use of the dwelling, should its use as an annex cease. Therefore, it is considered to comply with point one of the above policy. The proposed annex provides relatively modest one bedroomed accommodation, with bathroom and living space, to comply with point tow of the above. As such, the principle of the development is secured subject to other material considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed development, being located within the rear curtilage, has three immediately adjoining neighbouring dwellings. These are known as No.87 and No.89a Chatburn Road and No.4 Somerset Avenue. Given the scale of the rear gardens for the properties along Chatburn Road, including the neighbouring No.87 and No.89a, the proposed annex will abut only a small portion of the adjoining shared boundary lines. As such, it is not considered that three would be any significant loss of light or sense overbearing to residential amenity space. In addition, there is existing boundary treatment to provide screening.  No.4 Somerset Avenue is located immediately adjacent to the rear curtilage of the application property and is sited on a lower ground level. The original submission had the annex positioned immediately adjacent to the shared boundary and subsequently there were concerns over potential loss of light and sense of overbearing for the receptors of No.4. Following discussion, the annex was re-positioned so that there is now a sufficient separation distance of 3 metres between the building and the shared boundary, to mitigate any potential overbearing/loss of light. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**    The proposed annex will be located to the rear of the application dwelling and will therefore be completely screened from within the public realm. Nonetheless, the overall footprint of the annex is modest and will take an entirety subservient position to the application dwelling.  The proposed development will be constructed in anthracite cladding, with a slate roof and uPVC windows. Whilst composite cladding of this nature isn’t a material found commonly in the locality, given the screened location of the annex at the rear of the dwelling, it is not considered that this would be of harm to the character of the area. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation to the proposal and raise no objection subject to conditions relating to the use of the building and the submission of a construction management plan.  Given the modest nature of development and taking into account that outbuildings of a similar nature can often be constructed under permitted development, it is not considered that there is sufficient justification to request a construction management plan in this instance. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  Biodiversity Net Gain.  The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.  No other 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. | | | | | | | | | | | | | | |