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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **05/10/2024** | | **Manager:** | | **SK** | **Date:** | **7.11.24** |
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| **Application Ref:** | | | | 2024/0721 | | | | | | |  | | | |
| **Date Inspected:** | | | | 18/10/2024 | | | **Site Notice:** | | 26/09/2024 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed dormer to front and rear roof slopes and widening of the existing driveway entrance. | | | | | | | | | |
| **Site Address/Location:** | | | | | Four Winds, Whitehall Lane, Grindleton BB7 4RL. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Grindleton Parish Council raise no objection.** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to condition. | | | | | | | | | |
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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  Key Statement EN2: Landscape  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME2: Landscape & Townscape Protection  Policy DME3: Site and Species Protection and Conservation  Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  No recent planning history. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached dwelling in Grindleton. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling. The application site itself lies adjacent to Grindleton Conservation Area, but not within it, and is also within the designated National Landscape (formerly the AONB). | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of two dormer extensions to both the front and rear roof slopes of the application dwelling. The application also seeks consent for the widening of the existing access to the highway to accommodate additional off-street parking following the demolition of the detached garage. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The application dwelling has one neighbouring dwelling immediately adjacent to the site, known as Gatesgarth. There is a sufficient separation distance between the two properties to mitigate any potential loss of light or sense of overbearing as a result of the alterations to the roof slope. The new window openings proposed in the rear elevation of the dwelling will provide views solely of the applicant’s rear garden. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Policy DMG1 of the RVCS 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.*  The proposed dormer to the principal roof slope will replace an existing, similar dormer already in situ. The dormer will feature a reverse gable design and is consistent with dormer extensions found on neighbouring properties. As such, this element of the proposal will integrate sufficiently into the street scene.  The rear dormer extension will be largely screened from view by virtue of its position on the rear roof slope and due to existing boundary treatment. However, it can be afforded some level of visibility when the property is viewed from the south eastern approach. Due to the height of the existing roof pitch, the rear dormer extension will feature an asymmetric and somewhat exaggerated roof design. Whilst a dormer extension reflective of that proposed for the principal roof slope would have been preferred in terms of design, it is recognised that a similar dormer extension could likely be constructed under permitted development and therefore this would not form basis for refusal in this instance.  The proposed alterations to the driveway are extremely modest and will not substantially alter the visual appearance of the site. Properties in the vicinity benefit from similar arrangements. As such, based on the above observations it is not considered that the proposal would be of harm to the character of the area or wider National Landscape. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have been consulted in regarding the proposal and raise no objection subject to condition relating to the construction of the driveway. | | | | | | | | | | | | | | |
| **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.  Bats.  A preliminary bat roost assessment has been carried out at the application site on 22/08/2024. The survey concluded that the building itself offers negligible roosting potential and no evidence of bats was recorded within the building.  Trees.  There are a number of trees on site which are to be retained and will need to be protected in accordance with British Standards. As such, a relevant condition will be place on the decision notice. | | | | | | | | | | | | | | |
| **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 refusal. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That planning consent be approved subject to the imposition of conditions. | | | | | | | | | | | | | | |