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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **23/01/2025** | | **Manager:** | | **LH** | **Date:** | **23/1/25** |
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| **Application Ref:** | | | | 2024/0825 | | | | | | |  | | | |
| **Date Inspected:** | | | | 05/12/2024 | | | **Site Notice:** | | 05/12/2024 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed conversion and alteration of the two-storey existing garage to form additional living accommodation and a glazed link extension joining it to the main house. | | | | | | | | | |
| **Site Address/Location:** | | | | | 59 Downham Road, Chatburn BB7 4AU. | | | | | | | | | |
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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 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 EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME3: Site and Species Protection and Conservation  Policy DME4: Protecting Heritage Assets  Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  2023/0782: Approval of details reserved by condition 4 (Materials) of planning permission 3/2020/0892. (refused).  2020/0892: Conversion of the existing garage to form a self-contained 1 bedroom holiday let. (approved with conditions).  2015/1029: Discharge of condition 3 materials of planning permission 3/2014/0353. (approved).  2014/0353: Demolition of outhouse and erection of single storey rear and side extension. formation of new off-road parking and access road. conversion of former cottage (currently garage) to self-contained annexe to main dwelling. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site lies within the Tier 2 Settlement of Chatburn and is located within the Chatburn Conservation Area. 59 Downham Road is a detached two storey dwelling of traditional stone construction and was formerly a doctor’s surgery. Adjacent to the main property and in common ownership is a former cottage (now garage) which is the subject of this planning application.  This building is the end property of a short-terraced row which includes 53 and 55-57 Downham Road, the latter of which is grade II listed and directly adjoins the garage building. The cottage is constructed from stone with a stone slate roof. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the conversion of an existing garage structure adjacent to the application property. The garage will be used for purposes that are incidental to the use application dwelling. The conversion involves the removal of the garage door and replacement with window openings. The garage and main dwelling will also be connected via glazed link. | | | | | | | | | | | | | | |
| **Heritage and Visual Amenity Assessment:**  The application dwelling is within the designated Chatburn Conservation Area with the garage structure subject of this application also adjoining a grade II Listed building. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.  In this respect Key Statement EN5 states that:  *There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*  With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:  ***1: CONSERVATION AREAS***  *Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*  *In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*  ***2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST***  *Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*  Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:  *In determining planning applications, all development must:*  ***DESIGN***   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.*   At a national level, the National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that ‘i*n determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.*  For historical context, a Heritage Statement supports the application. The author considers no.59 Downham Road and the existing garage building to be non-designated heritage assets and the garage is deemed to have a neutral, or minor negative, impact on the character of the Conservation Area. It is noted that whilst the garage building is cohesive with the rest of the row in terms of form and materials, the garage doors are anomalous within the street scene. Regarding the attached listed buildings, 55-57 Downham Road, their significance is considered to derive from their historic and architectural significance.  The application seeks consent for the conversion and alteration of the existing garage to accommodate a home gym and cinema room for the personal use of the occupants of the application dwelling. The garage and main dwelling will be adjoined via a proposed glazed link extension. It is proposed to remove the existing garage doors and rebuild the opening in matching random limestone. The front elevation would be altered to accommodate a total of 3 window openings, all replicating the style of the existing first floor window and being timber framed in construction. The removal of the garage doors, based on the above heritage assessment, will result in a more attractive principal elevation that will contribute positively to the character of the conservation area. In respect of materials, the timber framed windows and random limestone are reflective of the application structure/dwelling and surrounding properties and will therefore integrate sufficiently into the conservation area, without causing harm to the setting of the listed buildings.  In respect to the proposed glazed link, it is proposed that this will be constructed using powder coated aluminium frames. Due to the narrow existing gap between the main dwelling and garage, when viewed from Downham Road itself, the glazed link will be visually discreet by virtue of the large sections of glazing and thin aluminium frames. Whilst more contemporary in nature, the proposed link would not host a visually prominent position and would integrate well into the street scene. It is considered that a natural stone extension to match the dwelling or garage would result in a bulky and less proportionate addition that would detract from the character from the host dwelling. As such, the proposed glazed link is considered to be a appropriate addition in this instance.  Having regard to the above, the proposals would continue the architectural character of the row and would have no adverse impact of the setting of the adjacent listed building or the Conservation Area, according with the requirements of Core Strategy Key Statement EN5 and Policy DME4 subject to appropriate planning conditions to maintain the use of appropriate materials. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The existing dwelling itself and the garage structure will screen the proposed glazed link extension from neighbouring receptors to mitigate any potential for overlooking or loss of light. The proposed change of use, being for modest domestic purposes, will not result in any substantial increase in noise or activity in comparison to the existing use as a domestic garage. As such, no adverse impact on recital amenity is expected resultant. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation to the proposal and raise no objection on highway safety/amenity grounds.  LCC Highways initially requested a condition be imposed in relation to the reinstatement of the footway following completion of the development and before occupation. However, following further discussion it has been agreed that this reinstatement, whilst preferred, is not a necessity in respect to highway safety and therefore the condition has not been imposed. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  Bats.  A preliminary bat roost assessment was conducted at the application site on 13.08.2024. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.  Biodiversity.  The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |