|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **MC** | **Date:** | **07/01/2024** | **Manager:** | **LH** | **Date:** | **09/01/25** |
|  |
| **Application Ref:** | 3/2024/0911 |  |
| **Date Inspected:** | 12/12/2024 | **Site Notice:** | 12/12/2024 |
| **Officer:** | MC |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed single-storey side extension to form garden room, dining area and utility room. |
| **Site Address/Location:** | Hough Clough Farm Houghclough Lane Chipping Preston PR3 2NT |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Footpath Officer:** | No objection. |
| **LCC Highways:** | The Local Highway Authority does not consider the impact on the highway network would be negligible. They recommend an informative note be added to any grant of permission to advise the applicant regarding the obstruction of Public Right of Way (FP0312055). |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One comment has been received raising the following observations:- The red line boundary is incorrect and should not include the access drive as applicant is not the owner- The picture window on the East elevation is excessive an within 1.2 metres of the boundary looking directly onto garden of Hough Clough Barn.  |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN2: LandscapePolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMH5: Residential and Curtilage Extensions Policy DMB5: Footpaths and BridlewaysNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/1991/0722**Conversion of buildings into two houses with existing house extended into barn & alterations to workshopApproved with Conditions |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is occupied by a two-storey dwelling which historically formed part of a farmstead. The site is situated within a small cluster of dwellinghouses to the east of the Houghclough Lane and accessed via a private track. The character of the area is predominantly rural with the site being located within the Forest of Bowland National Landscape (formerly known as the Area of Outstanding Natural Beauty). Public Right of Way FP55 and FP61 run through the red line boundary.  |
| **Proposed Development for which consent is sought:**The proposal is for the erection of a single storey, flat roof side extension located to the east of the existing dwelling. The extension would have a depth of just over 9 metres and a width of 4 metres. The proposed extension would be set back from the front building line and would be set in from the eastern site boundary by approximately 1.2 metres. The extension would be just over 3 metres in height with a flat rooflight and would be constructed of natural stone walls with stone quoins and stone surrounds. The windows would be aluminium in a green/grey colour. The existing timber windows would also be painted to match the new windows. Following ongoing discussions between the agent for the application and the planning officer, the applicant has agreed to amend the windows to a brown finish to match the existing farmstead. |
| **Principle of Development:**The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.  |
| **Impact Upon Residential Amenity:**Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:*‘1. not adversely affect the amenities of the surrounding area.**2. provide adequate day lighting and privacy distances.**3. have regard to public safety and secured by design principles.**4. consider air quality and mitigate adverse impacts where possible’*The proposal would not extend beyond the rear of the existing dwelling and as such would not result in any adverse overlooking, loss of light or overshadowing to the adjoining property. A new window would be inserted to the front elevation of the extension which would overlook the property opposite (Hough Clough Barn) however this would be similar to the level of overlooking already resultant from the kitchen windows and as such is not considered to significantly harm the amenity of the occupiers. Whilst third party concerns relate to the proposed floor to ceiling window in the east elevation, this does not directly overlook the neighbouring property or any amenity space immediately adjacent to the neighbouring dwelling which is generally considered should be afforded greater privacy. Taking into account the above, the proposal is considered compliant with the amenity section of Policy DMG1 of the Ribble Valley Core Strategy.  |
| **Visual Amenity/External Appearance:**Ribble Valley Core Strategy Key Statement EN2 states that:*‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area’.* In addition, it states that:*‘As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’.* Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:*‘All development must* *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] 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.’*Also, Ribble Valley Core Strategy Policy DMG2 states that:*‘In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. where possible new development should be**accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications’.*The Forest of Bowland AONB Management Plan (April 2014 - March 2019) identifies “The natural beauty of AONBs is partly due to nature, and is partly the product of many centuries of human modification of ‘natural’ features … The area was designated as a landscape of national significance due to a variety of factors, including… The landscape’s historic and cultural associations … The distinctive pattern of settlements … Collectively these historic and cultural elements of the environment serve to enrich the landscape’s scenic quality, meaning and value”. Whilst the proposed extension would have a flat roof which differs from the existing building, the overall design of the extension is considered to be high quality with stone features to match the existing farmstead building. The extension would be subordinate to the main dwelling and would be slightly set back from the principal wall. The large rear windows would also incorporate modern features but this is not considered to be out of keeping with the character of the area and provides a contrast between the historic and new features. The applicant has agreed to keep the windows to brown to match the existing dwelling which can be secured by way of condition. In addition, the use of aluminium windows has been previously considered acceptable at Hough Clough Barn opposite and would therefore be in keeping with the surrounding area, provided the colour would match the existing building.Overall, the proposal is considered to protect and conserve the conservation of the natural beauty of the Forest of Bowland National Landscape and complied with the above Policies. |
| **Highways/Parking:**Policy DMG3 of the Ribble Valley Core Strategy states that:*‘All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards’.* The proposal would not impact on existing parking arrangements and four parking spaces would remain in front of the property. The Highway Authority have been consulted on the application and consider the effect of the development on the operation of the local highway network would be negligible. They note that a Public Rights of Way (FP0312055) runs through the application site which must not be obstructed during the proposed developments and recommend an informative be added to any grant of permission. As such, the proposal accords with Policy DMG1, DMB5 and DMG3 of the Ribble Valley Core Strategy and the NPPF.  |
| **Landscape/Ecology:**The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application. |
| **Other matters:**A neighbour has advised that the red line boundary is incorrect as it includes the access drive owner by a neighbour, however that the applicant has signed Certificate B and served notice on this owner. As such there is nothing to indicate that the correct procedure has not been followed and so the application can be determined, moreso this would not warrant refusal of the application.  |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions. |
| **RECOMMENDATION**: | That planning permission be granted. |