|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **MC** | **Date:** | **13/03/2025** | **Manager:** | **LH** | **Date:** | **14/3/25** |
|  |
| **Application Ref:** | 3/2025/0045 |  |
| **Date Inspected:** | 20/02/2025 | **Site Notice:** | 20/02/2025 |
| **Officer:** | MC |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed demolition of lean-to side and rear extensions to be replaced with lean-to side extension and rear lean-to canopy including alteration to vehicular access and parking.  |
| **Site Address/Location:** | Little Daub Hall, Parsonage Lane, Chipping, PR3 2GJ |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received.  |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | The Local Highway Authority (LHA) recommend that conditions relating to the use of the parking provision and turning space as well as the surfacing of the parking area be added to any grant of permission.  |
| **RVBC Countryside Officer:** | The RVBC noted that the bat survey dated 23/7/24 found no evidence of bats and therefore the proposed development will have no impact on the local bat species or loss of roosting sites however a planning condition for all Method Statement and Reasonable Avoidance Measures details of the survey is required and for a updated survey carried out during the optimal period [May to September 2025]  if no part of the development has commenced prior to this period should be added to any grant of permission.  |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received.  |
|  |
| **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 & Curtilage Extensions Policy DME2: Landscape and Townscape ProtectionPolicy DMG3: Transport & MobilityPolicy DME1: Protecting Trees and WoodlandsNational Planning Policy Framework 2024 (NPPF) |
| **Relevant Planning History:**No recent planning history. |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is occupied by a two-storey, unlisted, historic farmhouse which attaches to an agricultural barn. The building is stone built with a slate roof and is located within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty), approximately 0.8km to the south-west of the Tier 2 village of Chipping. The surrounding area is predominantly rural in character with sporadic linear built form along Parsonage Lane. |
| **Proposed Development for which consent is sought:**The proposed development is for the demolition of an existing single storey side garage extension and rear single storey extension and the erection of two single storey extensions. The proposed side extension would be set back from the front wall of the property and would have a total width of approximately 5 metres. A new door is proposed to the front elevation and the amount of glazing has been reduced prior to the determination of the application. The extension would have a mono-pitched roof with an eaves height of approximately 2.4 metres and a total height of 3.8 metres. The side elevation would have sliding patio doors inserted and 1 no. rooflight.A single storey pitched roof canopy area is also proposed to the rear elevation with the insertion of sliding patio doors. The agent has also confirmed that all existing windows would be replaced with timber windows and that all new windows and doors would be timber. The colour of the windows have been confirmed as RAL 120 85 05 which is a ‘Chalk Green’ colour. As such, the description of development has been amended to include the replacement of existing windows. |
| **Principle of Development:**The proposed development is for residential extensions and as such, is acceptable in principle subject to compliance with the relevant Policies in the Ribble Valley Core Strategy.  |
| **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 proposed development is not within close proximity to any adjacent residential properties within ‘The Croft’ being located over 40m away. As such, due to the size and scale of extensions proposed, it is not considered that the proposal would likely result in any adverse impact to the amenity of neighbouring residential receptors.The proposal therefore complies with the amenity section of Policy DMG1 of the Ribble Valley Core Strategy.   |
| **Visual Amenity/External Appearance:**Key Statement EN2 of the Ribble Valley Core Strategy 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.**The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.**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’.*In addition, Policy DMG1 of the Ribble Valley Core Strategy states that development must ‘*not adversely affect the amenities of the surrounding area’* and ‘*consider the density, layout and relationship between buildings, which is of major importance’.*Policy DMG2 also states that in the AONB *‘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’.*Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development: 1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

The proposed extensions and alterations to the building are considered to be acceptable. The extensions to the side and rear of the building are single storey and the amount of glazing has been reduced so that the design is in keeping with the traditional appearance of the building. The replacement of windows with timber are an improvement and the window colour is considered to compliment the existing brickwork. Whilst some of the front garden and wall would be lost as a result in the creation of the driveway, this is not considered to be detrimental to the landscape character of the Forest of Bowland National Landscape. As such, the proposed development is considered to be appropriate to the character of the existing building and would conserve the natural beauty of the Forest of Bowland National Landscape.As such, the proposal complies with the aims and objectives of Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and paragraph 135 of the National Planning Policy Framework.  |
| **Highways and Parking:**Paragraph 116 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.* With regards to 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’.*Policy DMG1 also states that development must:1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

The Local Highway Authority has been consulted on the application and do not object subject to the inclusion of two planning conditions. They note that the proposal would extend the existing access from Parsonage Lane, which is an unclassified road subject to a national speed limit. They raise no objection to the driveway extension but note the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.They note the proposal would meet the parking requirements and the addition of turning provisions would allow vehicles to enter and exit the safe in a forward gear. Two conditions are recommended including the surfacing of the widened parking area prior to its first use and the retention of the parking area for vehicles.Subject to the above conditions, the proposal complies with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraph 116 of the National Planning Policy Framework.  |
| **Landscape/Ecology:**A Bat Survey Report and Method Statement has been submitted which states that a Preliminary Roost Assessment was undertaken on 23.07.2024 and an Emergence Survey was undertaken on 19.08.24. The bat survey dated 23/7/24 found no evidence of bats and therefore the Countryside Officer considers the proposed development will have no impact on the local bat species or loss of roosting sites however a planning condition for the development to be implemented in accordance with the Method Statement and Reasonable Avoidance Measures is required. In addition, the Countryside Officer considers that an updated survey carried out during the optimal period [May to September 2025] be carried out if no part of the development has commenced prior to this period. This is not considered necessary to secure by condition given the results of the further two surveys where the building was considered to have low bat roost potential, however it would be reasonable to secure a bat box as recommended prior to the commencement of development and ensure the development is implemented in accordance with the Method Statement and Reasonable Avoidance Measures.With regards to biodiversity net-gain, 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 approved subject to condition(s). |