

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED: N/A

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SK

Application No:	3/2014/0868
Development Proposed:	Change design of N.E corner of main house to create glazed corner with zinc cladding. Alterations to NE full height glazed element on granny annexe/garage block to reflect detailing amendments to main house. Land adjacent Manor House Rimmington Lane, Rimmington, BB7 4DT.

CONSULTATIONS: Parish/Town Council

Parish /Town Council	N/A
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CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A	N/A
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CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan:

Policy G1 - Development Control.
Policy G4 – Remainder of the settlements.
Policy T1 Development Proposals
Policy H2 – Dwellings in the countryside

Ribble Valley Core Strategy (As proposed to be modified):

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DS1 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DMG12 – Transport & Mobility

National Planning Policy Framework (NPPF)

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Site Location:

The application site is located to the eastern extents of the Rimmington Village Boundary, with the hedgerow bounding the eastern extents of the proposal site forming the defined Village Boundary Ribble Valley Districtwide Local Plan. The topography of the site falls to the east and the site is highly visible upon approach from the west along Rimmington lane, being raised in nature in relation to the existing road level.

Proposal:

The proposal seeks consent for a non-material amendment to consent Ref: 3/2014/0208 (Proposed erection of a single detached dwelling house with garage and granny annexe, including improvements to an existing pedestrian and vehicular access and associated external works).

The proposed amendments are detailed as follows:

- Enlargement of opening and elevational alterations to create glazed corner (aluminium PPC window system) with zinc cladding infill panels to north-east corner of main dwelling.
- Enlargement of opening and elevational alterations to create glazed corner (aluminium PPC window system) with zinc cladding infill panels to north-east corner of granny annexe/garage.

Relevant History:**3/2014/0208**

Proposed erection of a single detached dwelling house with garage and granny annexe, including improvements to an existing pedestrian and vehicular access and associated external works. (Approved with conditions)

3/2013/0316

Outline application (Access only) for the erection of four houses at land adjacent to Manor Barn, Rimmington Lane, Rimmington. (Approved with conditions)

Observations/Assessment:

It is considered the amendment will not result in any additional impact or material effect upon future or current neighbouring occupiers or result in any material changes to the previously approved proposal that would be of detriment to the immediate or wider context.

RECOMMENDATION: That conditional planning permission be granted.
