

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LE	Date:	25.2.2020	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/0977	Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	8 <sup>th</sup> December 2020	
Officer:	LE	
DELEGATED ITEM FILE REPORT:	Decision	

Development Description:	Demolish existing detached garage, erect new detached garage with one bedroom annex over.
Site Address/Location:	1 Ribblesdale Place Osbaldeston Lane Osbaldeston BB2 7LX

CONSULTATIONS:	Parish/Town Council
Osbaldeston Parish Council – No response to date	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<b>Ribble Valley Core Strategy:</b>
<b>Policy DS1: Development Strategy</b>
<b>Policy DS2: Sustainable Development</b>
<b>Policy DMG1: General Considerations</b>
<b>Policy DMG2: Strategic Considerations</b>
<b>Policy DMG3: Transport and Mobility</b>
<b>Policy DMH5: Residential and Curtilage Extensions</b>
<b>Relevant Planning History:</b>
3/2011/0901 - Proposed replacement dwelling (existing dwelling to be demolished) - Approved

ASSESSMENT OF PROPOSED DEVELOPMENT:
<b>Site Description and Surrounding Area:</b>
1 Ribblesdale Place is an end terraced dwelling, planning permission was granted for a replacement dwelling here in 2011 and this permission has been implemented. The property is located in a group of dwellings accessed off Osbaldeston Lane, to the rear of the row separated by a hardstanding which serves as an access and parking area for the dwellings is a row of garages and various outbuildings. Beyond this is open fields. Views of the dwellings are partially obscured when travelling along Osbaldeston Lane in both directions by trees and hedgerows.

**Proposed Development for which consent is sought:**

The application seeks consent for the demolition of the existing detached garage and construction of a larger building to form a double garage with store. The original submission was for a large garage with 1 bed annexe above but following negotiations this has been significantly reduced in scale.

The existing garage is a single garage 6m long with overall height of 3.65m and the proposed is 10mx7m with overall height of approx. 4.9m and the narrowest side being adjacent to the rear boundary.

**Principle of Development:**

The application seeks consent for a domestic outbuilding within the curtilage of a dwellinghouse and therefore is acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed building whilst larger than the garages belonging to neighbouring properties will be situated at the end of a row of domestic garages facing the rear of the row of terraced dwellings. It is single storey and it is considered that in terms of impact on the amenity of near neighbours it is acceptable.

**Visual Amenity:**

The rear of the site is quite open and visible on the approach from Osbaldeston Lane partially obscured in long distance views by trees. The site is currently occupied by a garage and it is apparent from historic photos that there were formerly outbuildings on the site which have been removed. The area they occupied is now used for parking a vehicle and trailer which will be stored in the new garage. As aforementioned the plans have been significantly amended to address officer's concerns with regards to the scale and overdominance of the structure. The site lies in open countryside but it is not a protected landscape, and the proposed will be seen against a backdrop of other buildings. The building will be undoubtedly higher and bigger than the existing and is larger than a standard double garage. However, it will provide storage for a larger vehicle and trailer and will occupy a similar footprint to buildings previously existing on the site as well as being within the confines of the existing boundaries of the site. Furthermore the narrowest side of the building will be the most visible on the approach from the rear. On balance it is considered that it will have an acceptable appearance in relation to its surroundings.

**Highways:**

The proposal will provide a replacement garage in domestic use with available off street parking for at least two vehicles so there are no envisaged highway safety implications. It is however considered that a condition to ensure it remains available for parking and storage (unless future consent is granted for its conversion) should be imposed to avoid vehicles parking on the public highway given the footprint that it will occupy.

**Observations/Consideration of Matters Raised/Conclusion:**

For the reasons discussed above the proposal is an acceptable form of development and subject to conditions it is recommended accordingly

**RECOMMENDATION:**

To approve planning permission.