

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	8/2/21	Manager:		Date:
Site Notice displayed	N/A	Photos uploaded	Y				

Application Ref:	3/2020/1022	Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	7/12/20	
Officer:	BT	
DELEGATED ITEM FILE REPORT:	Decision	Approval

Development Description:	Proposed new detached garage
Site Address/Location:	1 The Rydings, Langho. BB6 8BQ.

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council have no objections however concerns have been expressed in relation to the trees within the curtilage of the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
Responded on 14/12/20 - no objections	

RVBC Countryside:
Site visit and tree inspection conducted by Dave Hewitt on 18/1/21 – advised applicant to submit a BS 5837 Arboricultural Impact Assessment Tree Constraints Plan

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 – Protecting Trees and Woodlands
Policy DMH5 – Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2011/0519:**

Felling of a Sycamore tree (withdrawn)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The proposal relates to a detached property in the village of Langho. The property is predominantly comprised of red brick, cottage windows and concrete tiles and contains a long hard surfaced driveway and large tree within its curtilage. The area directly to the South of the proposal site is primarily residential while the area to the North largely comprises agricultural fields, woodland and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached garage on the Northern side of the primary dwelling. The proposed development will accommodate parking for two cars which will allow the applicant to convert the current garage into a sitting room and utility area.

Principle of development:

The proposal is for a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

The garage to be converted into a sitting and utility room adjacent to the proposal will incorporate two bay windows on its Western side. These windows will face in an identical direction to the existing dormer windows directly above on the first floor and as such will not adversely affect existing levels of privacy.

The garage will be bordered to the South by the proposed converted garage of the primary dwelling where there are no windows present. The rest of the garage's surroundings include bushes and trees to the East, an agricultural field to the North and the driveway and lawn of the primary dwelling to the West. Subsequently, the positioning of the proposed garage will ensure that no issues arise in relation to loss of natural light or outlook.

Visual Amenity:

The proposal will be viewable to the public however it is worth noting that the garage will be set back roughly 30 metres from the public road and as such will remain largely out of site.

The proposed garage will be in proportion to the primary dwelling in terms of size in as much that the garage will be lower in height at the eaves and roof pitch in comparison to those on both the existing garage annex and primary dwelling.

Furthermore, the proposal will merge well with the primary dwelling in as much that its design will incorporate matching external materials which include facing brickwork with an identical banding pattern to the primary dwelling at the eaves level, concrete tiles and the incorporation of the existing doors from the current garage.

Accordingly, it is not considered that the proposal will have an oppressive or overbearing presence nor is it considered that it will have any negative impact upon the surrounding area's visual amenity.

Landscape/Ecology:

The proposal site includes a large Sycamore tree with protective status which is in close proximity to the proposed garage. The tree in question falls within the C1 category (low quality and value) of the BS5837 standard.

A detailed inspection of the aforementioned tree was carried out by the Council's Countryside officer on 18/1/21 whose comments were as follows:

"The proposal will affect the nearby sizable Sycamore tree which is within influencing distance of the footprint of proposed detached garage therefore a BS 5837 Arboricultural Impact Assessment Tree Constraints Plan is required in order to inform the proposal and to determine whether it is possible to construct the garage without compromising the trees rhizosphere and thus both its stability and survivability".

The applicant has since submitted an Arboricultural Impact Assessment which included a recommendation for the retention of the aforementioned tree through temporary fencing and ground protection measures during construction of the proposal. These protection measures will be implemented through additional planning conditions.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity in as much that it will not provide any new opportunities for overlooking into private areas. The proposal will integrate well with the primary dwelling whilst remaining largely out of public view by virtue of its set back positioning and as such its visual impact will be minimal.

The proposed works involve a certain level of risk to the protected Sycamore tree on site however the tree in question is of low quality and value and as such the development can be considered as justifiable through the adoption of appropriate protection measures.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That planning permission be granted.
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