

**Report to be read in conjunction with the Decision Notice.**

|                                    |             |                                                                                                                                                                                                        |
|------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 3/2021/0058 | <br><b>Ribble Valley<br/>Borough Council</b><br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 15.02.2021  |                                                                                                                                                                                                        |
| <b>Officer:</b>                    | RB          |                                                                                                                                                                                                        |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>APPROVAL</b>                                                                                                                                                                                        |

|                                 |                                                                          |
|---------------------------------|--------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed extension of existing garage to form workshop and 3 bay carport |
| <b>Site Address/Location:</b>   | Wards Fold Farm, Abbot Brow, Mellor, BB2 7HU                             |

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|-------------------------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>                           | <b>Parish/Town Council</b> |
| No comments received within consultation period |                            |

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|------------------------------------------------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b>                                      | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC</b>                                                 | No objections                                |
| <b>CONSULTATIONS:</b>                                      | <b>Additional Representations.</b>           |
| No representations received in respect of the application. |                                              |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMH5 – Residential and Curtilage extensions

**Relevant Planning History:**

None relevant

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to Ward Fold Farm which is located outside the defined settlement of Mellor on land defined as open countryside. The property is relatively isolated in location and the surrounding area is punctuated by open fields located to the west of Abbott Brow. The property was a former barn/farmhouse and has had an annex included to the side of the building.

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

Consent is sought for the erection of a single storey extension to the existing detached garage to the front of the property. The extension will provide a workshop and a 3 bay car port. The extension is proposed to the north elevation of the detached garage. The workshop will measuring 3.9m in width by 4.3m in length and will have an eaves height of 3m and ridge height of 3.8m. The workshop will be constructed in natural stone with reconstituted stone slates to the roof.

To the north of the workshop the proposed car port will extend a further 9.1m measuring 5.5m in depth. The carport will be open fronted with 1.2m stone walling with 1.1m verticle Yorkshire

boarding above. A reconstituted stone slate roof is proposed and the eaves and ridge height of the carport will match the proposed workshop.

**Impact Upon Residential Amenity:**

The application dwelling is relatively isolated in its location, therefore it is considered that the proposed development will have minimal impact on the residential amenity of neighbouring dwellings.

**Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials”. Furthermore, development must “consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed in the visual appearance and relationship to surroundings...”.

The application site benefits from a large plot and its associated residential curtilage is also large. As a result of the proposed extension the property would benefit from a structure that measures 20m in width where previously the detached garage only had a width of 7.1m. As the application property is a large detached two storey dwelling it is considered that the proposed development would continue to remain subservient to the main dwelling despite its proposed width. This is due to the development proposing to be constructed in materials that match the detached garage albeit Yorkshire boarding is proposed to the rear and side elevation of the carport, this material is common in rural areas and therefore the development would remain keeping with the area. As well as the above the proposed width of the structure would not exceed the width of the main dwelling and as the structure is single storey when viewed from the highway and FP53 the main dwelling would still be viewed as the most prominent building and it would be clear that the garaging/carport is for this property.

**Highways:**

LCC highways have no objection to the development subject to the applicant being aware that the granting on consent does not authorise the re direction or obstruction of the public right of way.

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

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact. I therefore recommend accordingly.

**RECOMMENDATION:**

That planning consent be granted.