


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	8/3/2021	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	N/A	<b>Photos uploaded</b>	Y					

<b>Application Ref:</b>	3/2021/0068	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	11/2/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed demolition of the existing garage structure and erection of a replacement garage. Proposed rear extension and associated internal alterations.
<b>Site Address/Location:</b>	6 Buck Street, Grindleton. BB7 4QU

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Grindleton Parish Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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  
Key statement EN2 – Landscape  
Key statement EN5 – Heritage Assets  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DME4 – Protecting Heritage Assets  
Policy DMH5 – Residential and Curtilage Extensions

**NPPF**

**Relevant Planning History:**

No recent planning history relevant to the determination of the planning application.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to semi-detached property in Grindleton. The property is constructed from timber cladding, slate roof tiles white UPVC doors and windows. The proposal site is situated amongst a small cluster of houses on the Eastern edge of Grindleton with a large area of open countryside lying to the West.

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

Consent is sought for the construction a single storey rear extension and garage. The proposed works include the demolition of the existing garage on site and internal alterations to the primary dwelling.

**Principle of development:**

The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty and is situated on the edge of the Grindleton Conservation Area therefore consideration will be given towards the effect of the proposal on the visual and historic character of the surrounding area.

**Residential Amenity:**

The existing property includes a single patio door and bay window on its South-eastern elevation and a casement window on its North-eastern elevation which face into the property's rear garden and Eastern boundary wall respectively. The existing door and windows are to be replaced with bi-folding doors and a full length window as part of the extension which will allow identical views therefore it is not considered that the proposed works will lead to any loss of privacy through overlooking.

The proposed replacement garage will be situated directly adjacent to the property's Eastern boundary wall approximately 7 metres from the rear elevation of No.5 Pendle View. The large majority of the garage's structure will be screened behind the property's Eastern boundary wall therefore it is not considered that this element of the proposal will have any significant impact upon natural light or outlook for the neighbouring residents.

The proposed rear extension will be situated directly adjacent to the boundary line with 7 Buck Street. The outward projection of the extension will be in close proximity with the French doors on the rear elevation of No.7 which contain a veranda directly above them. As such, the proposed extension will slightly increase the overshadowing effect of the veranda however it is not considered that the proposed extension will lead to any significant loss of natural light or outlook.

**Visual Amenity/Landscape:**

The extension will have a relatively modest outwards projection of 2.6 metres with an eaves and roof height well below those on the main property making it wholly subservient to the primary dwelling. The proposed replacement garage will comprise a slightly larger footprint than the existing garage however it will be set back further than the existing garage and its height will be almost identical to that of the rear extension which will reduce its visual impact and ensure appropriate visual integration with the main property and proposed extension.

The proposal lies just within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that:

*'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.'*

The extension and garage will both be visible to the neighbouring residents of No.5 Pendle View and 7 Buck Street therefore the proposal will have some visual impact upon the AONB landscape to the South. However, the proposed extension will be relatively small in scale and the property's existing garage is already viewable to the adjacent neighbouring residents therefore the proposal's overall impact on the AONB landscape is considered to be minimal.

Moreover, the proposed rear extension and replacement garage will be situated in a predominantly screened location to the rear of the primary dwelling where it will not be visible from any other properties, footpaths or roads therefore it is not considered that the proposal will significantly disrupt the existing character of the AONB landscape.

#### **Ecology:**

A bat survey conducted at the proposal site on 13/8/20 found no evidence of any bat related activity.

#### **Highways:**

The proposal will not result in the loss of any existing off-street parking spaces on site therefore it is not considered that the proposed works will have any adverse effect upon highway safety.

#### **Heritage:**

The proposal site is situated directly on the edge of the Grindleton Conservation Area. With reference to making decisions on applications for development in a conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Grindleton Conservation Area Appraisal identifies the replacement of traditional building materials with modern building materials as a threat to the Grindleton Conservation Area. Residential extensions were not identified as posing any threat to the area's conservation therefore it is not considered that the proposal will have a detrimental impact upon the Grindleton Conservation Area. Moreover, the proposal will be situated in a screened location just outside the village centre which in turn will further protect the historic character of Grindleton.

Furthermore, the proposal would allow better use of the primary dwelling making it more suitable for a wider range of residential accommodation.

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

It is not considered that the proposal will have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that the proposal will have an oppressive or overbearing visual presence.

Furthermore, it is not considered that the proposal would have any detrimental upon the aesthetic character of the AONB landscape or conservation of Grindleton's historic and architectural character.

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

**RECOMMENDATION:**

In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted.