

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	15/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0080	Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:		
Officer:	BT	
DELEGATED ITEM FILE REPORT:	Decision	Approval

Development Description:	Proposed removal of roof and frames of existing conservatory. Dwarf wall to be demolished to floor level, extend existing base and fit Grey PVC frames with composite tiled solid roof to include glazed sections.
Site Address/Location:	New Springs Barn, Saccary Lane, Mellor. BB1 9DL

CONSULTATIONS:	Parish/Town Council
Mellor Parish Council have no objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

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 DMH5 – Residential and Curtilage Extensions

##### National Planning Policy Framework (NPPF)

##### Relevant Planning History:

**3/1992/0202:**  
 Construction of conservatory (Refused / Approved on appeal)

#### ASSESSMENT OF PROPOSED DEVELOPMENT:

## **Site Description and Surrounding Area**

The application relates to a detached property in Mellor. The property is constructed from stone, slate roof tiles and timber doors and window frames. The property is situated in an isolated area of open countryside amongst other detached farmhouse and cottage properties.

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

Consent is sought for modifications to the property's existing conservatory. These modifications include:

- Removal of roof and frames of existing conservatory / installation of Grey PVC frames with composite tiled solid roof with glazed sections
- Removal of the conservatory's dwarf wall
- Extension of the conservatory's existing base

## **Principle of development:**

The proposal site lies outside of the defined settlement area of Mellor. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if '*the development is for small scale tourism or recreational developments appropriate to a rural area.*'

The applicant has noted that the existing conservatory on site is prone to water leaks during adverse weather conditions and as such requires repair work and material upgrades in order to be fit for purpose therefore the proposed works are considered to be wholly justifiable in this instance.

Moreover, it is not considered that the proposed alterations which are a modest addition to the existing conservatory would conflict with policy DMG2 and are therefore acceptable in principle subject to an assessment of the other material planning considerations.

## **Residential Amenity:**

The existing conservatory contains French doors and casement windows on its Northern, Eastern and Western elevations which face into the property's rear garden and open fields where no other dwellings are present. These windows and doors are to be replaced with bi-folding doors and full length windows which will allow identical views therefore it is not considered that the proposed works will lead to any loss of privacy through overlooking.

The nearest properties to the proposal site include New Springs farm, Dungeon Cottage and The Rann. New Springs Farm is located approximately 25 metres away on the opposite side of New Springs Barn while Dungeon Cottage and The Rann are located 100 metres and 170 metres away respectively. As such, it is not considered that the proposed alterations to the existing conservatory will have any undue impact upon the provision of natural light and outlook for the neighbouring residents.

## **Visual Amenity:**

The proposal will slightly alter the external appearance of the existing conservatory and the rear profile of the primary dwelling however these alterations will not be visible to anyone other than the occupants by virtue of the proposal's screened and isolated location therefore the visual impacts of the proposed works are considered to be negligible.

Furthermore, it is worth noting that proposals involving extensions to barn conversions are generally considered to be unacceptable in the context of Policy DMH4 however in this case the proposal is considered to be acceptable in as much that the proposed works are solely for the purposes of repair and maintenance to an existing extension and will not involve the construction of any new extensions.

**Landscape/Ecology:**

No ecological constraints were identified in relation to the proposal.

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

The proposed works do not raise any concerns in relation to residential or visual amenity in as much that the proposal is essentially a reconstruction exercise with external changes that will only be visible to the property's occupants.

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

<b>RECOMMENDATION:</b>	That planning permission be granted.
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