


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

<b>Signed:</b>	<b>Officer:</b>	<b>LE</b>	<b>Date:</b>	<b>02.03.21</b>	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	<b>Y</b>	<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0099	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	26.01.21	
<b>Officer:</b>	<b>LE</b>	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b> <b>APPROVE</b>

<b>Development Description:</b>	Proposed construction of single storey side extension to the south west elevation of Spring Cottage.
<b>Site Address/Location:</b>	Spring Cottage Sawley Old Brow Sawley BB7 4LF

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response to date	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Cadent Gas</b>	Draw the developer's attention to the presence of gas apparatus in the vicinity

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

- Ribble Valley Core Strategy:**  
**Policy DS1: Development Strategy**  
**Policy DS2: Sustainable Development**  
**Policy EN2: Landscape**  
**Policy EN5: Heritage Assets**  
**Policy DMG1: General Considerations**  
**Policy DMG2: Strategic Considerations**  
**Policy DME2: Landscape and Townscape Protection**  
**Policy DME3: Site and Species Protection and Conservation**

**Relevant Planning History:**  
None relevant

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The property is a post 1960s detached dwelling located in the settlement of Sawley. It is in an elevated but unobtrusive position above Sawley Old Brow and due to the surrounding topography is partially obscured from public vantage points. The site overlooks the River Ribble and is within a conservation area.

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

The application seeks consent for a single storey side extension.

**Principle of Development:**

The proposal is for a domestic extension to a dwellinghouse and therefore is acceptable in principle. However, the LPA has a duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

**Residential Amenity:**

The site lies adjacent to Ribble Valley Care Home which is the only near neighbour that would be affected by the proposal. The extension will be over 10 metres from the side boundary and the windows are at ground floor level so there is no envisaged overshadowing of neighbouring properties or loss of privacy as a result of the proposal.

**Visual Amenity:**

The proposed extension will have a hipped roof and be subservient to the host property. The plans indicate that it will be constructed using similar materials. The plot is generous and the extension will not be over dominant in the street scene.

**Heritage Assets:**

The dwelling is relatively modern and is not identified as a building of townscape merit. The extension is sympathetic in terms of scale, design and choice of materials. It is considered that the character and appearance of the conservation area will be maintained. The proposal accords with core strategy policies and the NPPF and the duties under the Planning (Listed Buildings and Conservation Areas) Act are satisfied.

It is noted from the conservation area map that there are important trees to the rear boundary which should not be affected by this proposal. It is also noted that there is a current application for tree works under consideration. A precautionary condition will be imposed to require these trees to be protected during development if they are likely to be affected.

**Highways:**

There are no proposed alterations the access and no envisaged highway safety implications.

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

The proposal is considered to accord with all relevant Core Strategy Policies and National Planning Guidance. For the reasons above it is recommended accordingly.

**RECOMMENDATION:**

That planning permission is granted