

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

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

<b>Application Ref:</b>	3/2021/0103	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	16/03/2021		
<b>Officer:</b>	<b>RB</b>		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVAL</b>

<b>Development Description:</b>	Erection of two storey three bay garage with annex above and proposed tennis court
<b>Site Address/Location:</b>	Rookwood 41 Clitheroe Road, Whalley, BB7 9AD

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
LCC highways have no objections to the application	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of proposed development.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**  
**Policy DMG1 – General Considerations**  
**Policy DMH5 – Residential and Curtilage Extensions**

**Relevant Planning History:**  
 N/A

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site relates to a detached property located within Whalley. The application property benefits from a private driveway and parking area to the front with an attached triple garage as well as a large garden area.

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

Consent is sought for the erection of a detached two storey building to provide a three-bay garage with additional living space at first floor. The building will measure 6m by 11.9m and will have a pitched roof measuring 3.7m at the eaves and 5.5m at the ridge. To the rear roof slope, a small flat roof dormer and three roof lights are proposed. Three roof lights are proposed to the front roof slope. The building will be faced with red brick with a slate roof and timber windows.

Consent is also sought for the installation of a tennis court in the garden area of the property. The tennis court measure approximately 23m by 10m. A 1.8m high chain link fence will surround the tennis court measuring 35m by 16m.

**Residential Amenity:**

The closest neighbouring dwelling is over 70 metres from the application site, therefore it is considered that the proposed building will have limited impact on this neighbour.

The proposed tennis court will be sited approximately 15m from the northern boundary of the neighbour to the south, no 39 Clitheroe Road. Between this boundary there are a several trees and the proposed tennis court will be screened by a chain link fence with a maximum height of 1.8m. As a result, the development would have limited impact on this neighbour.

**Visual Amenity:**

The proposed building will be sited to the front of the property and will be set back from the highway by approximately 15m. The building will be set approximately 1m from the north corner of the main dwelling. The proposed two storey building will be relatively well screened from the highway due to the number of trees that are sited on the boundary of Clitheroe Road. The original scheme submitted proposed a two and a half storey building that was not considered to provide a modest level of additional accommodation or remain subservient to the main dwelling as required by Policy DMH5 of the Core Strategy. Following amended plans being received the revised scheme proposes a building that will have a maximum height of 5.5m and will be below the eaves of the main dwelling. Whilst the proposed building is sizable, the parent property is a large, detached dwelling of considerable size within a large plot. As such the revised proposal is not considered to result in any significant negative impact on the visual amenity or character of the host dwelling or surrounding area.

The proposal includes additional guest accommodation located above the garage. Policy DMH5 of the Ribble Valley Core Strategy states that ancillary accommodation must remain ancillary to the main dwelling house and only provide a modest level of accommodation. The division of the dwelling and proposed guest accommodation into separately occupied units could be injurious to the amenities of the neighbouring or future occupiers, the character of the area or result in harm to the development strategy for the borough. The creation of a new separate dwelling in this location would require further consideration by the Local Planning Authority in accordance with Policies DS1, DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy. As such, should consent be granted, a condition will be attached to the planning permission preventing the guest accommodation being used as a separate habitable unit.

The proposed tennis court will be sited to the southern end of the garden that will be surrounded by a 1.8m chain link fence. The tennis court will be surfaced with grass. The tennis court is set back from Clitheroe Road by approximately 20m and is screened by dense foliage and trees along the southern and eastern boundary. The tennis court is within the garden area of the dwelling and will therefore be clearly associated with the property.

**Trees:**

The proposed development will involve the removal of two young trees that are adjacent to the side wall of the dwelling. The removal of these would have minimal impact on the visual amenity of the area. An Arboricultural Impact Assessment has been submitted with the application and the Councils countryside officer has recommended that a condition be attached to the approval stating that all remaining trees shall be protected and the protection should be carried out in strict accordance with the submitted appraisal.

**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.