


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

<b>Signed:</b>	<b>Officer:</b>	<b>LE</b>	<b>Date:</b>	<b>08.03.21</b>	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	<b>N</b>	<b>Photos uploaded</b>	<b>Y</b>					

<b>Application Ref:</b>	3/2021/0109	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	24/02/2021	
<b>Officer:</b>	<b>LE</b>	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>

<b>Development Description:</b>	Proposed conversion of garage to form a playroom and infill extension to link the garage to the dwelling. Existing house and garage to be rendered to match proposed extension.
<b>Site Address/Location:</b>	33 Ribble Lane Chatburn Clitheroe BB7 4AG

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No observations to make	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>N/A</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**  
 Policy DS1: Development Strategy  
 Policy DS2: Sustainable Development  
 Policy DMG1: General Considerations  
 Policy DMG2: Strategic Considerations  
 Policy DMG3: Transport and Mobility  
 Policy DMH5: Residential and Curtilage Extensions

**Relevant Planning History:**  
 3/1993/0168 – Erection of Double Garage - Approved

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The property is a semidetached dwelling located in a generous corner plot adjacent to the junction of Ribble Lane and Darkwood Crescent. To the side of the property is a flat roofed single storey utility area and detached double garage with parking accessed via Darkwood Crescent. There is a walkway between the utility and garage with a tall gate facing Ribble Lane in the gap which is the site of the proposed link extension.

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

The application seeks consent for the construction of a single storey pitched roof extension, in place of the utility which will link the garage and house and conversion of the garage to a habitable room.

**Principle of Development:**

The application is for alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed extensions will be located between existing structures and as such built form will not be introduced any closer to neighbouring properties than the existing situation. As such it is not considered that the proposal will have a detrimental impact on residential amenity.

**Visual Amenity:**

The proposed extension will have a pitched roof and will continue the roofline of the existing garage. It will infill the small gap between the house and the garage. It is wider than the main house but being single storey and given that the garage is existing it is not considered that it will have a harmful impact on visual amenity. The garage door will be partially walled up with a new window which will have a limited visual impact on the street scene and the plans indicate that matching materials will be used in the construction.

**Highways:**

The loss of the garage will reduce the off-street parking available at the site. However, the property occupies a generous plot with a tarmacked area in front of the garage doors that can accommodate two cars. This is considered to be adequate and there are no envisaged highway safety implications.

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

For the reasons above the proposal is considered to be acceptable and therefore it is recommended accordingly.

**RECOMMENDATION:**

That planning consent is granted.