


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0129	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/04/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed wall with gate to enclose land within the boundary.
Site Address/Location:	The Old Barn, 2a Waddington Road, Clitheroe, BB7 2HJ

CONSULTATIONS:	Parish/Town Council
Clitheroe Parish Council have no objection to the development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways	No objections subject to condition regarding set back of gate posts.
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DMG5 – Residential and curtilage extensions
Policy DME4 – Protecting Heritage Assets
National Planning Policy Framework (NPPF)

Relevant Planning History:

None relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached converted barn located in Clitheroe. The application site lies within the defined Clitheroe Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the erection of a natural random limestone boundary wall to the rear of the property enclosing the yard area to the rear of the property. The wall will extend 650mm east of the rear wall and 2.98m south of the of the dwelling and will then extend 4.69m east attaching to the gable end of the neighbouring dwelling. The wall will measure 1.6m in total height and a grey timber gate will allow pedestrian access from the roadside.

Impact Upon Residential Amenity:

The property and its rear garden backs onto a row of properties that front Waddington Road and Pimlico Road. The wall is proposing to be attached to the gable end of the neighbour at no 2 Waddington Road. This gable end is a blank elevation and therefore the erection of the wall would not have any detrimental impact on this neighbour.

Visual Amenity/External Appearance:

The development originally proposed the erection of a 1.8m high grey boundary fence and small section of stone wall. This development was considered to be harmful to the character of the Conservation Area as the height and proposed building materials were out of keeping within the area. The applicants agent subsequently submitted amended drawings changing the proposed building material to limestone and reducing the height of the wall to a maximum of 1.6m. It is considered that the amended development would not be of detriment to the character or visual amenities of the area or the character or visual amenities of the defined Clitheroe Conservation Area.

Highways:

LCC highways have commented on the original scheme which proposed to retain the off street parking area to the rear of the property and a gate that allowed vehicular access when required. Highways could only support the scheme if the gate was set back 5m from the road. The scheme has been amended to a solid stone wall so the set back is no longer required.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:	That planning consent be granted
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