


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
----------------	-----------------	--	--------------	--	-----------------	--	--------------	--

Application Ref:	3/2021/0158	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	01/03/21	
Officer:	JM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Variation of Condition to 3/2020/0347 to allow minor elevational changes at High Brake House including the demolition and replacement dwelling to 127 Chatburn Road
Site Address/Location:	127 and 129 Chatburn Road Clitheroe BB7 2BD

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No comments but previously raised subject to the imposition of conditions.	
United Utilities:	
No objections.	
CONSULTATIONS:	Additional Representations.

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations</p> <p>Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DME1 – Protecting Trees & Woodland Policy DME2 – Landscape & Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2020//0347: Extensions to side and rear of High Brake House including the demolition and replacement dwelling to 127 Chatburn Road (Approved)</p> <p>3/2019/0921:</p>

Extensions to side and rear of High Brake House including the demolition and replacement dwelling to 127 Chatburn Road (Approved)

3/2018/0155:

Change of use from dwelling to C2 (residential institution) and construction of extension to side to link with High Brake House. (Approved)

3/2016/0881:

Proposed day room extension and front portico (resubmission of 3/2016/0405) (Approved)

3/2016/0405:

Proposed day room extension and front portico. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to both 127 Chatburn Road and High Brake House also located on Chatburn Road. The former is an existing detached C3 bungalow dwelling with the latter being a C2 Residential and Dementia Care Home.

The area is predominantly residential in character save that for the existing C2 Care Home; the northern side of Chatburn Road is largely typified by dwellings of two storeys in scale with no predominant architectural language being present in the area. Primary vehicular access for both properties is via Chatburn Road.

Proposed Development for which consent is sought:

Consent is sought for a minor change to a previously approved scheme with the main difference being minor elevation changes in relation to window and door openings.

Principle of Development:

The proposal has an extant consent so the principle has been established.

Impact Upon Residential Amenity:

The minor changes to the fenestration do not have a further impact on residential amenity.

Visual Amenity/External Appearance:

The minor design changes have no greater impact than the previous consent and would not have an adverse impact.

Taking the above matters into consideration it is not considered that the proposed alterations will be of significant harm to the character, appearance or visual amenities of the area nor impact residential amenities.

Landscape/Ecology:

No implications.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations including the extant consent and matters raised that the application is recommended accordingly.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
------------------------	---