


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	22.04.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0265	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	24.3.21		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Proposed conversion of garage to provide special needs accommodation, replacement of existing drive, provision of parking spaces and turning facility for 3 vehicles and associated landscaping.
Site Address/Location:	Cross House, Alston Lane

CONSULTATIONS:	Parish/Town Council
Longridge Town Council – No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections

CONSULTATIONS:	Additional Representations.
No objections	

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 DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

Relevant Planning History:
 3/2018/0863 - Demolition of rear sun lounge, rear dormer extension, new glass link plus frameless glass extension to garage, extension of house into garage, extension to garage including dormer extensions to annex above, modification to drive and closing existing vehicular access.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a large two storey dwelling located approximately 1km south of the settlement of Longridge on Alston Lane. The application property is within the designated open countryside but has no other restrictions imposed.

Proposed Development for which consent is sought:

The application seeks consent for the conversion of the garage to provide living accommodation as well as external works to form 3 parking spaces and landscaping.

Principle of Development:

The proposal is for ancillary special needs living accommodation within an existing dwelling and it is considered to be acceptable in principle subject to the material planning considerations.

However, as the living accommodation proposed is quite extensive a condition to ensure it is not severed and independently occupied will be imposed as per the previous application for an annex; as the formation of a separate dwelling would require further consideration. Furthermore, the LPA imposed a condition on the 2018 application preventing the garage from being converted without consent to ensure that adequate off-street parking was provided.

Residential Amenity:

The proposal is contained within the envelope of the existing building. The external alterations proposed are minor and involve walling up the garage doors and replacing them with a patio door and a window. Some landscaping is proposed to the front to provide 3 off street parking spaces.

The nearest neighbouring dwelling lies approximately 6m to the west of the application dwelling. The proposed development is not considered to result in any impact on the residential amenity of this neighbour due to the minor nature of the development proposed.

The neighbouring property, The Elms, lies approximately 42m to the south east of the application property, there will be no impact on the residential amenity of this dwelling.

Visual Amenity:

The proposal involves only very minor alterations to the appearance of the dwelling and they will not detract from the character of the host property or surrounding area.

Highways:

The proposal includes 3 off street parking spaces which is considered adequate for a dwelling of this size and there are no concerns raised by the highway officer in respect to highway safety.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons above the proposal is considered to be an acceptable form of development and is in accordance with the relevant core strategy policies. It is therefore recommended accordingly

RECOMMENDATION:

That planning consent is granted.