


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0310	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/05/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed granny annex to existing private dwelling
Site Address/Location:	44 Waddow Grove, Waddington, BB7 3JL

CONSULTATIONS:	Parish/Town Council
No representations have been received in respect of this development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections	
Consultations	Additional Representations
1 letter of representation has been received with the following objections: <ul style="list-style-type: none">• Concerns regarding distance of annex from the house• Will the occupant be safe in the building?• Would the building be converted when no longer required as an annex?• Development may cause more congestion as its on the corner of the road.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential & Curtilage

National Planning Policy Framework (NPPF)

Relevant Planning History:

None relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a semi-detached bungalow located in Waddington. The application site benefits from a large garden to the side and the proposal relates to the land to the side of the house. The application site is just outside of Waddington Conservation Area and is situated on Flood Zone 2 land.

Proposed Development for which consent is sought:

Consent is sought for the erection of a detached annex within the curtilage of the dwelling. The annex measures 9.92m by 4.9m and will have a shed style sloping roof measuring 2.7m at the eaves and 3.1m at the ridge. The building will be faced with cream k render and taupe coloured upvc

cladding to the walls with grey coloured polymer sheeting to the roof.

Impact Upon Residential Amenity:

The proposed annex is sited to the west of the dwelling and therefore the neighbour to the east will not be impacted by the development due to the application dwelling providing a screen between the site and this neighbour. There are no residential dwellings to the north and the neighbours to south are over 10m from the application site with the boundary hedge screening the site from these neighbours.

Visual Amenity/External Appearance:

Core Strategy Policy DMH5 covers the extension of properties to provide annex accommodation and states that the development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change. Furthermore, it states that an extension should generally speaking provide only a modest level of accommodation. Annex accommodation is by definition incidental to the enjoyment of the main dwelling and is ancillary to the parent property.

The building is located approximately 10m from main dwelling and would be clearly capable of integration into the main dwelling should circumstances change. The development will provide a single bedroom, ensuite and open plan lounge area. The level of accommodation provided is not excessive and is considered to be a suitable level of accommodation to maintain a level of subservience to the main dwelling in accordance with Policy DMH5.

The proposed development will be partially visible as there is an existing boundary hedge that screens the site. The removal of this hedge would mean that the proposed annex will be visible from Waddow Grove. It is not considered that the development if it becomes visible will result in an incongruous feature. Furthermore, it is considered that the annex will remain subservient to the main house due to its scale and the proposed building materials are considered appropriate. The development site is located outside but adjacent to Waddington Conservation area it is considered that the development would not negatively impact the setting of the nearby Conservation Area. As such it is not consider the proposal to result in significant harm to the visual amenity or character of the area.

Highways:

The proposed annexe would be ancillary to the main dwelling, the parking provision will be retained at three parking spaces which can sufficiently be accommodated for within the curtilage of the property as such LCC highways have no objection to the development.

Other Matters:

The application site falls within flood risk zone 2. A flood risk assessment has been submitted with the application. The flood risk assessment states that the finished floor levels will be 300mm above minimum ground level to allow to address the low to medium flood risk. The assessment states that surface water will be dealt with by a new drain connected to the existing surface water drain at the property. Therefore, I consider that there will be no greater flood risk impact resultant from the proposal when taking into account the existing arrangement.

Observations/Consideration of Matters Raised/Conclusion:

With all the above considered I recommend accordingly.

RECOMMENDATION:

That planning consent be granted.