


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

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>		<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0334	 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	13/04/21	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>   <b>Approval</b>

<b>Development Description:</b>	Non material amendment to planning application 3/2018/0344. Plot1 - Window added to the east elevation, chimney altered, rooflight positions altered and garage roof height altered. Plot 2 - Central dormer added to north elevation, chimney altered, rooflights added to the east and west elevation and rooflight positions altered. Plot 3 - Central dormer added to the north elevation, chimney altered and relocated to the east elevation, door relocated to the east elevation, rooflights added to the east and west elevations, rooflight positions altered, additional skylight added to the orangery and ground floor layout revised
<b>Site Address/Location:</b>	<b>The Moorcock Inn Slaidburn Road Waddington BB7 3AA</b>

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**  
**Policy DMG1 – General Considerations**  
**Policy DMH5 – Residential extensions and curtilage extensions.**

**Relevant Planning History:**

**3/2018/0344**-Resubmission of planning application relating to design amendments to planning permission 3/2017/0674 in connection with the construction of four dwellings including associated drives, gardens and external landscaping works.Approved with Conditions

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site is within the open countryside and situated in the AONB.

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

Consent is sought for minor design changes following consent for 4 dwellings. These to addition of windows, alteration to chimney and roof lights and garage height on Plot1. Minor changes to Plot 2 including an additional dormer on the north elevation and minor changes to Plot 3 including new dormer, relocation of rooflights and additional rooflights as well as other minor changes.

**Residential Amenity:**

There are no existing occupied dwellings in the vicinity so no residential impact on any existing occupiers. areas.

**Visual Amenity:**

Having regard to the approved detached buildings the visual changes are considered to be relatively minor and would not have a harmful impact to the character of the buildings or the wider landscape.

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

None

**RECOMMENDATION:**

That planning consent be granted.