

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

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| <b>Application Ref:</b>            | 3/2021/0166 | <br>Ribble Valley<br>Borough Council<br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 04/03/2021  |  |
| <b>Officer:</b>                    | RB          |  |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>APPROVAL</b>  |

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| <b>Development Description:</b> | Proposed single storey rear extension to create additional living accommodation. Proposed first floor extension above existing single storey element to create additional bedrooms and ensembles. |
| <b>Site Address/Location:</b>   | Newlands, Back Lane, Chipping, PR3 1QA  |

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| <b>CONSULTATIONS:</b>                           | <b>Parish/Town Council</b> |
| No comments received within Consultation Period |                            |

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| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| No objections         |  |

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| <b>CONSULTATIONS:</b>                    | <b>Additional Representations.</b> |
| None received within consultation period |                                    |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>   |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement EN2 -Landscape<br>Policy DMG1 – General Considerations<br>Policy DMH5 – Residential & Curtilage Extensions<br>Policy DME2 – Landscape & Townscape Protection<br><br>National Planning Policy Framework (NPPF)  |
| <b>Relevant Planning History:</b><br><br>3/2013/0010- Proposed extension at first floor level to existing single storey building and extension at ground floor to form garden room. - Approved with Conditions.   |
| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>  |
| <b>Site Description and Surrounding Area:</b><br><br>The application relates to a detached property that benefits from a private entrance and private with a detached garage and large garden area. The application site is located within a rural setting and falls within the Forest of Bowland AONB. The rear elevation of the dwelling is the elevation that fronts the road.   |
| <b>Proposed Development for which consent is sought:</b><br><br>Consent is sought for the erection of a first-floor extension over an exiting single storey section to the northern (rear) corner of the property. The extension will have a sideward projection of 8.4m and will measure 6.4m in length. The extension projects beyond the rear wall of the house by 3.4m. The extension will have a hipped roof measuring 5.8m in height to the eaves and 7.5m in height to |

the ridge.

To the front of the existing single storey to the northern corner of the property it is proposed to erect a single storey extension to provide a family room. The extension will measure 8.1m in width and will have a total length of 4.5m. This extension will have a flat roof with a height of 3.3m with a roof lantern proposed to be centred within the roof taking the maximum height to approximately 4m. Both extensions are to be constructed in stone with a blue slate roof and upvc windows to match the existing dwelling.

**Impact Upon Residential Amenity:**

There are no immediate neighbours within proximity of the application site that have the potential to be affected by the proposed development.

**Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. This policy also states that development will be expected to be keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. NPPF paragraph 172 says that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these matters’.

The proposed development is a like for like resubmission of a lapsed planning consent granted in 2013. No developments have been approved since this consent. Therefore, the application property is as it was in 2013. The application property is a large, detached property that benefits from a substantial sized garden. The most prominent elevation is the rear elevation of the dwelling and therefore the proposed first floor extension to the northern corner of the property will be visible on approach from Back Lane. Although the extension will be visible, and the extension is reasonably large it is considered that the extension would not be significantly detrimental to the visual amenity of the area. The scale of the proposed extension compared to the main dwelling and the fact that the extension will be constructed in matching materials ensures that the development will remain subservient to the main dwelling.

**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