

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	2/7/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0349	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	27/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed single storey side extension and entrance porch.
Site Address/Location:	Ribble Dene, Sawley Old Brow, Sawley. BB7 4LF

CONSULTATIONS:	Parish/Town Council
Bolton by Bowland, Gisburn Forest & Sawley Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 - Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Key Statement EN2 – Landscape Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport And Mobility Policy DME4 – Protecting Heritage Assets Policy DMH5 – Residential and Curtilage Extensions NPPF
Relevant Planning History: 3/1989/0655: Conversion of redundant farm building to dwelling (Refused) 3/1990/0576: Erection of conservatory (Refused) 3/1991/0500: Conservatory to replace porch (Approved)

3/2002/0871:

Re-use and adaptation of the former bull pen to form one residential unit (Withdrawn)

3/2018/0031:

Demolition of bull pen, garage and carport and construction of new single storey ridged and gabled extension to the side. Removal of existing dormer windows and existing chimney stack. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a semi-detached property in Sawley. The property consists of white render, slate roof tiles and brown UPVC doors and windows. The property is situated amongst a small cluster of dwellings in the North-eastern area of Sawley village close to the banks of the River Ribble.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey side extension and entrance porch.

Principle of development:

The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty and is situated within the Sawley Conservation Area therefore consideration will be given towards the effect of the proposal on the visual and historic character of the surrounding area.

Residential Amenity:

The proposed side extension includes windows on its front and rear elevations and a set of patio doors and a window on its North-eastern side elevation. The windows on the front and rear elevations of the extension would provide almost identical views to the existing windows to the front and rear of the main property while the window and patio doors on the extension's side elevation would face toward the North-eastern end of Sawley Old Brow where there are no other residential dwellings. Accordingly, it is not anticipated that the proposal would provide any new opportunities for overlooking into private areas.

The proposed works also include the addition of a 450mm raised terrace to the rear of the property which would be accessed through a new single patio door. These additions could potentially lead to an increased use of the property's rear garden however it is not considered that this would have any undue impact on the residential amenity of the adjoining neighbouring residents.

The proposed extension would be sited approximately 10 metres away to the North-east of the nearest adjoining neighbouring property known as Ribble View on the side elevation of the main property which faces away from all of the other properties on Sawley Old Brow. As such, it is not considered that the proposed works would lead to any loss of light or outlook for any neighbouring residents.

Visual Amenity / Landscape:

The proposed side extension would have an eaves and roof height of 2.7 and 4.7 metres respectively making it wholly subservient to the height of the primary dwelling. The extension would measure 9.9 x 5.0 metres and as such would comprise a fairly significant footprint however the extension would measure less than

half the width of the main dwelling and would be set back from the property's utility room which forms the outmost section of the property's front elevation.

The proposed side extension which forms the most significant aspect of the proposal would be visible from the Northern end of Sawley Old Brow however given that the extension would be sited on the property's North-eastern gable end which faces away from all of the other properties on Sawley Old Brow the overall visual impact of the extension would be relatively low. It should also be noted that the adjoining neighbouring property comprises a side extension therefore the proposed works would not result in any visual imbalance between the pair of dwellings.

The proposed front porch entrance would command a slightly higher visual presence by virtue of its siting however the roof pitch of the porch would be set well below the roof of the main property and would comprise a relatively small footprint measuring just 1.9 x 0.9 metres. The North-western elevation of the side extension comprises a gable design which would be adjoined to an existing gable feature on the main property however this elevation faces into the property's rear garden therefore the cumulative visual impact of the double gable feature would be screened from public view. As such, it is not considered that the porch or side extension would have any adverse impact upon visual amenity.

The proposal lies just within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that: *'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The extension would be constructed from white render and slate roof tiles which would match the external materials of the main property and other local dwellings in the area, both of which underpin the character of the surrounding landscape. Accordingly, the proposed works are considered to be in accordance with Key Statement EN2 in as much that the proposal would not detract from or have any undue impact upon the character of the surrounding AONB landscape.

Ecology:

A bat survey conducted at the proposal site on 16/4/21 found no evidence of any bat related activity however evidence of historic bird nesting was found under the eaves of the property's Western elevation. Accordingly, an additional planning condition has been implemented to ensure the protection of nesting birds in the event of any works being carried out within the breeding bird season (March-August inclusive).

Highways:

Lancashire County Council Highways have not been consulted on the proposal however given that the proposal would improve the property's existing parking arrangement through providing two additional off-street parking spaces it is not considered that the proposal would have any undue impact upon highway safety.

Heritage:

The proposal site is situated within the Sawley Conservation Area. With reference to making decisions on applications for development in conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Sawley Conservation Area Appraisal (2005) identifies the '*continuing loss of original architectural details and use of inappropriate modern materials or details*' as being the primary threat to the Sawley Conservation Area. The proposed extension and porch would incorporate materials to match the external features of the existing property including white render and slate roof tiles which would optimise visual integration between the main dwelling and proposed additions. As such, it is not considered that the proposal would have any detrimental impact on the historic character of the Sawley Conservation Area.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal would have any undue impact upon residential amenity for any neighbouring residents, nor is it considered that the proposal would have an oppressive or overbearing visual presence.

Moreover, it is not considered that the proposal would have any detrimental impact upon the aesthetic character of the AONB landscape or conservation of Sawley's historic and architectural character.

Furthermore, it should be noted that the proposal is considerably smaller in scale in comparison to the previously approved side extension from planning application 3/2018/0031.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted.