


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | | Date: | | Manager: | | Date: | |
| Site Notice displayed | 18/06/20 | Photos uploaded | | | | | | |

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| Application Ref: | 3/2021/0381 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 19/05/21 | |
| Officer: | RB | |
| DELEGATED ITEM FILE REPORT: | | Decision APPROVE |

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| Development Description: | Proposed installation of three rooflights onto south facing roof slope of the garage |
| Site Address/Location: | Wilpshire Lane Cottage, Vicarage Lane, Wilpshire, BB1 9HY |

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| CONSULTATIONS: | Parish/Town Council |
| No comments received. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Footpaths | No objection to the development however had comments relating to the maintenance of the wall, drainage and landscaping and legal limitations relating to an existing gate. |

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| CONSULTATIONS: | Additional Representations. |
| No comments received within Consultation Period | |

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| RELEVANT POLICIES AND SITE PLANNING HISTORY: |
| Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy EN1- Green Belt. |
| Relevant Planning History: None relevant |

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| ASSESSMENT OF PROPOSED DEVELOPMENT: |
| Site Description and Surrounding Area: The application relates to a detached former shippon directly adjacent to Wilpshire Lane Farmhouse (farmhouse and converted attached barn). The site is located at the head of Vicarage Lane, off Ribchester Road just outside of the main settlement of Wilpshire within the Green Belt. |
| Proposed Development for which consent is sought: Consent is sought for installation of three roof lights to the south facing roof slope of the attached garage. The roof lights will all measure 78cm by 98cm and will be grey upvc. |

Residential Amenity:

The proposed development relates to the south elevation of the property. The closest neighbouring dwelling, Wilpshire Lane Farm, is to the north of the site the application dwelling therefore the proposed rooflights would not overlook this neighbour.

Visual Amenity/External Appearance:

Key Statement EN1 of the Core Strategy states that the overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

The proposed development relates to the installation of three roof lights on the south roof slope of the attached garage. The roof lights will be sited on the front roof slope of the garage so they will be visible on approach to the property and on the bridal way that runs past the property. It is considered that the proposed works would not have any impact on the openness of the green belt. Despite being visible it is considered that the proposed roof lights will have minimal impact on the visual amenity of the area as they have been designed to be recessed within the roof slope and will be grey matching the colour of the slate roof. On the surrounding properties in the immediate area roof lights are common and therefore the installation of roof lights on this property would not appear out of keeping with the surrounding area.

Observations/Consideration of Matters Raised/Conclusion:

Accordingly, it is recommended that the application be approved.

RECOMMENDATION:

That planning consent be approved