


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	12/7/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2021/0383	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	N/A		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Replacement of existing windows and doors from wood to the same material and colour of recently approved conservatory replacement application 3/2021/0080.
<b>Site Address/Location:</b>	New Springs Barn, Saccary Lane, Mellor. BB1 9DL

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Mellor Parish Council consulted on 28/5/21 – no response.	

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

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage Extensions  <b>NPPF</b>
<b>Relevant Planning History:</b>  <b>3/1991/0153:</b> Conversion of barn to dwelling and associated improvements to junction of access road with Saccary Lane (Approved)  <b>3/1992/0202:</b> Construction of conservatory (Refused / Approved on appeal)  <b>3/2021/0080:</b>

Proposed removal of roof and frames of existing conservatory. Dwarf wall to be demolished to floor level, extend existing base and fit Grey PVC frames with composite tiled solid roof to include glazed sections (Approved)

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a detached property in Mellor. The property is constructed from stone, slate roof tiles and timber doors and window frames. The property is situated in an isolated area of open countryside amongst other detached farmhouse and cottage properties.

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

Consent is sought for the replacement of the main property's existing timber doors and windows with doors and windows to match those detailed within the recently approved application to upgrade the property's conservatory.

##### **Principle of development:**

Planning permission is generally not required for the replacement of existing doors and windows on most properties however a search of the property's planning history shows that a condition was added to the planning permission for the conversion of the original barn to the present residential dwelling which states that consent must be sought from the local authority in relation to any external alterations to the main property. As such, the proposed works have been submitted as part of a householder planning application.

The proposal site lies outside of the defined settlement area of Mellor. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is for small scale tourism or recreational developments appropriate to a rural area.'*

The applicant has noted that the property's existing timber doors and windows are worn and prone to water leaks during adverse weather conditions and as such require replacement therefore the proposed works are considered to be wholly justifiable in this instance.

Moreover, it is not considered that the proposed alterations would conflict with policy DMG2 and are therefore acceptable in principle subject to an assessment of the other material planning considerations.

##### **Residential Amenity:**

The proposed works are purely cosmetic and do not include the addition of any new window openings or other structures therefore the proposal will not lead to any loss of privacy, natural light or outlook for any neighbouring residents.

##### **Visual Amenity:**

The existing timber doors and windows which form part of the property's Southern, Eastern and Western elevations are partially viewable from Saccary Fold. As such, the replacement of these features with alternative materials would have some visual impact however given the similarity in colour between the property's existing dark brown timber window frames and doors and the proposed dark grey PVC window frames and doors it is not considered that the proposed works would have any undue impact upon visual amenity.

Moreover, the property does not lie within a Conservation Area or the AONB and as such it is not considered that the proposed works would have any harmful impact upon the character of the surrounding landscape or historical character of the area.

Furthermore, the replacement grey PVC doors and windows would be identical to the replacement doors and windows to be used in the restoration of the property's conservatory from planning permission 3/2021/0080 which in turn would allow increased visual integration between the main property and conservatory.

**Landscape/Ecology:**

No ecological constraints were identified in relation to the proposal.

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

The proposed works do not raise any concerns in relation to residential amenity in as much that they would not have any undue impact upon privacy, natural light or outlook.

The replacement doors and windows would integrate sufficiently with the external features of the main property without having any harmful impact upon visual amenity.

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 permission be granted.