

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	4/6/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0403	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	12/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed rear infill extension and associated internal ground floor alterations.
Site Address/Location:	Bawdlands Garage, Bawdlands, Clitheroe. BB7 2LA

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council have no objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 - Development Strategy
Key Statement DS2 - Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area

The application relates to a commercial property in Clitheroe which operates as a car dealership. The workshop area of the property is constructed from white render and corrugated roof sheets. The

surrounding area is primarily residential with a large area of open countryside to the North of the proposal site.

Proposed Development for which consent is sought:

Consent is sought for an infill extension to the rear of the property's workshop and associated internal alterations.

Principle of development:

Policy DMG2 of the Ribble Valley Core Strategy states that '*development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement*'.

It is not considered that the proposed infill extension which would be a modest addition to the existing premises would conflict with the above policy therefore the proposed works are acceptable in principle subject to an assessment of the other material planning considerations.

Residential Amenity:

The proposed extension does not include the addition of any windows or doors therefore it is not considered that the proposed works would compromise existing levels of privacy. The proposed extension will be located on the rear Northern roof slope of the premises which faces away from the nearest residential properties on Bawdlands to the South.

Accordingly, while the infill extension may cause some additional minor overshadowing within the rear curtilage of the premises it is not anticipated that the proposed works would lead to any loss of natural light or outlook for any neighbouring residents.

Visual Amenity:

The extension will serve as an infill between the lower roof section and main roof pitch of the workshop therefore the works will be subservient to the existing premises. The proposed infill extension will be to the rear of the premises out of public view and as such will have a negligible impact upon visual amenity. Moreover, the infill extension will incorporate white render and corrugated roof sheets which will further optimise visual integration with the existing workshop.

Landscape/Ecology:

A bat survey carried out at the proposal site on 29/3/21 found no evidence of any bat related activity.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works will not affect the existing parking arrangement on site it is not considered that the proposal will have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works will be a modest addition to the existing premises that will have no adverse impacts upon privacy, natural light or outlook for any neighbouring residents. The proposed works will have a minimal visual impact without any detriment to 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.
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