


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

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>		<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0459	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	07/06/21	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b> <b>Approval.</b>

<b>Development Description:</b>	Proposed detached double garage
<b>Site Address/Location:</b>	Town End Barn, Longridge Road, Chipping, PR3 2QD

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
None received within consultation period	

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of proposed development	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b> EN2- Landscape DMG1- General Considerations. DMH5- Residential and Curtilage Extensions DMH4- The Conversion of Barns and other Buildings to Dwellings DME2- Landscape and Townscape Protection
<b>Relevant Planning History:</b> 3/2020/0203- proposed detached garage- Approved with conditions.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application site relates to a detached barn conversion located within Chipping falling within the Forest of Bowland AONB. The dwelling benefits from a private parking area to the side of the dwelling with a private garden area to the north and south. Consent was granted in 2020 for the erection of a detached double garage- ref 3/2020/0203.
<b>Proposed Development for which consent is sought:</b>  Consent is sought for the erection of a detached double garage following the demolition of an existing greenhouse. The garage measures 6.2m by 5.9m and will have a barn style (salt box) roof measuring 2.7m at the eaves and 4.7m at the ridge. The garage will be sited to the north of the main barn. Consent has previously

been granted for a double garage within the garden of the dwelling. The location of the newly proposed structure is further north of the approved garage.

**Residential Amenity:**

Due to the nature of the proposal and separation distances between the application site and the closest neighbouring dwellings, the proposed development is not considered to result in any significant impact on the residential amenity of the neighbours to the north.

**Visual Amenity:**

The Ribble Valley Core Strategy policy DMH4 highlights the importance of the character and historic value of converted barns and that the impact of development should not harm the appearance or function of the former barn.

The proposed garage will measure 5.9m by 6.2m same as the previously approved garage. The difference between the two applications is the siting and the roof style. The proposed garage is sited further north of the main barn meaning that is not as visible when viewed from the highway due to the trees on the roadside boundary. The roof style proposed is similar to a typical barn by having a salt box roof. It is considered that this roof design is an improvement to the previously approved garage as the design gives the appearance of a converted building rather than a newly built structure. As such it is not considered to result in any significant negative impact to the visual amenity or character of the former barn and surrounding AONB.

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

Overall, the proposal is not considered to cause unnecessary harm to the residential or visual amenity of the area and it is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

**RECOMMENDATION:**

That planning consent be granted.