

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0465	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	JM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Resubmission of application 3/2018/1124 with amendment to Plot 8 a new house type
Site Address/Location:	Oakhill School Wiswell Lane Whalley BB7 9AF

CONSULTATIONS:	Parish/Town Council
No Comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A:	
N/A:	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME1 – Protecting Trees & Woodland
Policy DME2 – Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History:

Numerous agreed variations on specific plots

3/2019/0788:

Discharge of condition 3 (materials), 6 (provisions for building dependent species of conservation concern) and 7 (boundary treatment) from planning permission 3/2018/1124. (Partial Approval)

3/2019/0420:

Discharge of condition 11 - drainage from planning permission 3/2018/1124. (Partial Approval)

3/2018/1124:

Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping. (Approved with conditions)

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

The application site forms part of the grounds of Oakhill College, located to the south eastern extents of the grounds located to the east of numbers 6 – 12 Wiswell lane and to the south of number 14 Wiswell Lane and the existing college car parking facilities. The site benefits from a number of changes in topography with the site increasing moderately in an easterly direction.

The site is located partially upon a designated housing site allocation, being located wholly within the defined settlement boundary for Whalley. The site is predominantly grassland in nature with a number of trees running through the eastern extents of the site in a linear fashion running from south-west to north-east.

Proposed Development for which consent is sought:

The applications seeks consent for amendments to Plot 8 to incorporate various design changes with the most significant being the alteration to the garage layout. It has been subject to amendments agreed at the pre application stage. The changes include internal arrangements as well as external elevational changes to include a garden room and accommodation above the garage as well as a slight reorientation of the unit.

Impact Upon Residential Amenity:

Adequate distances between the shared neighbouring boundaries and properties are maintained to ensure that the amendments will not result in any measurable impact upon existing neighbouring residential amenity.

As such, taking account of the orientation of the property and the proposed amendments in relation to nearby dwellings it is not considered that the proposal will have any undue impact upon existing or future residential amenity by virtue of a loss of light, overbearing impact or direct over-looking relationship.

Visual Amenity/External Appearance:

The proposal is consistent with the approved adjacent buildings and has similar materials. As such it is not considered that the proposed amendments will have any significant or notable impact upon the character and visual amenities of the area when compared to that of the previous approval.

Landscape/Ecology:

No implications.

Observations/Consideration of Matters Raised/Conclusion:

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

application is recommended for approval subject to the imposition of relevant planning conditions.

RECOMMENDATION:	That planning consent be approved subject to the imposition of conditions.
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