


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0513	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	07/06/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Proposed removal of existing pre fabricated garage and store and erect new detached garage and store.
Site Address/Location:	19 Moorland Avenue, Clitheroe, BB7 4PX

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC	Concerns regarding access to garage
CONSULTATIONS:	Additional Representations.
Two letters of representation have been received with the following objections: <ul style="list-style-type: none"> Garage is far to high and would be invasive. Insufficient room for cars and visitors Garage would be used for motorbikes creating noise nuisance 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
DMG1: General Considerations DMH5: Residential and Curtilage Extensions
Relevant Planning History:
None relevant.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Location:
The application site is a detached dwelling located within Clitheroe. The site is in no designated areas of interest. The property benefits from a garage within the rear garden that is accessed via a shared drive.
Proposed Development for which consent is sought:
Consent is sought for the demolition of the existing pre-fabricated garage in the rear garden of the dwelling and erection of a replacement garage and store of a larger footprint and scale. The existing

garage sited to the western corner of the garden. The new garage/store will also in this location. The building will measure 10.3m in width along the western boundary and then it will travel north east a further 6.7m. The garage will measure 3.8m in width. The section along the western boundary will form a hipped roof with maximum height of the building will be 3.2m and an eaves height is 2.6m. To the east elevation of the garage an east facing gable is proposed with a reduced ridge and eaves height of 2.97m and 2.37m respectively.

Residential Amenity:

As the works relate to the north western corner of the sites garden area both the neighbour to the west and neighbour to the north have the potential to be affected by the development. The neighbour to the west is no 144 Pimlico Road. This property benefits from a detached outbuilding that extend the full width of this shared boundary that would be a similar height to the proposed building. As well as this there is a boundary hedge between the two neighbours that screens the neighbours garden area from the applicant's garden area. The neighbour to the north is no 21 Moorland Avenue. The garage will extend along this northern boundary by 6.7m and the eaves on on this section of the building would be 2.3m gradually increasing to 2.6m due to differing land levels. The building would have some impact on the neighbour in terms of loss of light to the south western corner of the neighbours garden area. Due to the orientation of the neighbour dwelling the building would not result in the loss of light to the main dwelling. As such it is considered that the development will share an acceptable relationship with the neighbour.

Visual Amenity:

Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style, features and building materials.

The proposed development is to be sited in the rear garden area of the application site. As the property benefits from an existing garage structure, it is clear that the new building would be visible from the main road but it is likely to only be the roof and the front gable. Due to the set back from the highway and front of the property the building would not be considered to be a dominate addition of detriment to the visual amenity of the area.

In terms of its scale and size it is accepted that the building would almost double in its footprint compared to existing as well as increase in height. Despite this it is considered that the building would continue to remain subservient to the main dwelling. Furthermore, the removal of a pre-fabricated garage to be replaced with a garage built in materials matching the main dwelling would be a visual improvement.

Highways:

The highways engineer has raised concerns with the development as vehicular access would be required that crosses over neighbouring land as well as the applicants. It has been confirmed that there is non written agreement between the applicant and no 21 which allows access over each other's land. In the event that there is no longer an agreement between the two properties the building would be capable of being used for another purpose.

Other Matters:

Concerns have been raised from neighbours relating to the use of the building for motorbike repairs that is associated with existing noise nuisance in the area. Nowhere in the application does it refer to motorbike repairs and having discussed with an environmental health officer no noise nuisance complaints have been received to support these claims. Notwithstanding the above a condition will be attached to the permission restricting the garage and store building to be for domestic purposes only.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted