

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0539	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/06/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Conversion of garage to additional living accommodation with mezzanine level, single storey extension and Demolition of existing outbuilding to be replaced with new detached double garage. Resubmission of 3/2020/0770.
Site Address/Location:	Ravenswing Farm, Further Lane, Mellor BB2 7QB

CONSULTATIONS:	Parish/Town Council
No comments	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
CONSULTATIONS:	Additional Representations.
No additional representations have been received with respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMH5 – Residential & curtilage Extensions Key Statement EN1: Green Belt National Planning Policy Framework (NPPF) Relevant Planning History: 3/2020/0770- Proposed first floor extension over and conversion of existing garage; single-storey extension to rear and balcony; conversion and alteration of outbuilding to form garage and home office- Refused.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application property is on Further Lane, Mellor and is situated on Green Belt land. The dwelling is a detached two storey property faced with stone and slate. Taking account of aerial photos of the site dated 1960 the original house comprises the main two storey element. An existing single storey part containing entrance hall, sitting room and garage is a later addition. The application site was previously a Farmhouse with associated agricultural buildings. These were removed following a change of use application from Farmhouse to residential dwelling and only the detached outbuilding to the front was retained as a detached ancillary building.

The site lies outside of any defined settlement boundary. The surrounding area is rural with sporadic detached dwellings and farmhouse or small clusters of dwellings.

Proposed Development for which consent is sought:

Consent is sought for multiple alterations to the dwelling as follows;

Conversion of existing attached garage extension to provide a living room and playroom with a mezzanine over the playroom. New glazing is proposed within the former garage door opening. New glazing is proposed across the rear and two new window openings are proposed to the east elevation.

Erection of a single storey extension to the rear of the main house that will have a rearward projection of 4m measuring 8.4m in width. The extension will have a flat roof measuring 3m in height.

Demolition of existing domestic store to be replaced with a detached double garage of a larger footprint. The footprint of the garage will be 6m by 5.9m with a pitched roof measuring 2.3m at the eaves and 5.35m at the ridge. The garage will be faced with render with a concrete tile roof and aluminium windows and garage doors.

This application is a resubmission of a previously refused application for multiple alterations and extensions to the property. Ref 3/2020/0770.

Residential Amenity:

The proposed garage will be sited on a similar footprint to the existing outbuilding having a slightly larger footprint and increased ridge height of 0.5m. The garage building is sited over 10m from the front elevation of the neighbouring property Pipers Pool and no windows are proposed on the rear elevation that will face this neighbour. As such it is considered that the garage would have limited impact on this neighbour.

The proposed single storey extension to the rear of the dwelling will be sited adjacent to two ground floor windows on the neighbouring property, Pipers Pool. The first is a small 'ventilation slit' style window that serves a non-habitable room and therefore loss of light to this window would not warrant refusal. The second window is a large glazed former barn door, that serves as an entrance hall to Pipers Pool. The proposed extension would result in some loss of light to this window however due to the size of the window and the fact that the window serves a non-habitable room it is not considered to warrant refusal of the application.

Due to the nature of the works to the attached garage relating to new window/door openings and these new openings not overlooking any neighbouring dwelling it is considered that these works are acceptable.

Impact on Green Belt:

Key statement EN1 of the Council's Core Strategy states that the 'The overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment' and 'development of new buildings will be limited which preserve the openness of the Green Belt and which do not conflict with the purposes of the designation'

Paragraph 143 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved. Paragraph 144 states 'local authorities should ensure substantial weight is given to any harm to the Green Belt'. Although new buildings are considered to be inappropriate in the Green Belt, paragraph 145 of the Framework states that there are exceptions to this as set out in subsection (a)-(g)

Subsection (c) of paragraph 145 states that one such exception is 'The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' There is no definition of disproportionate in the Framework however the generally accepted approach is for an assessment on the increased footprint and volume the development would create taking into account the original dwelling.

Paragraphs 145, subsection c is therefore engaged as part of the assessment of the application. It is noted that the original dwelling (i.e. the building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date) has already been extended in the form of a new entrance, garage and garden lounge to the north of the main dwelling. This development was granted planning consent in 1980.

The works proposed to the conversion do not propose to any additional built form and therefore these works have negligible impact on the openness of the green belt. The proposed single storey extension to the rear of the dwelling would have some impact on the openness of the greenbelt. When this volume is calculated including the existing extensions the cumulative volume increase to the original is greater than the 30% allowance and would constitute disproportionate additions over and above the size of the original building. However, the property does still benefit from permitted development rights and this extension falls within the permitted development limitations allowed for detached dwellings. As such it would be unreasonable for the LPA to refuse consent for works that do not require planning permission.

Subsection D states that 'the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces'. The development proposes the demolition of the existing domestic outbuilding at the site and for it is to be replaced with a new detached garage in a new location. It is therefore considered that the new building would have the same use as a domestic building associated with the main dwelling. The new detached garage would have a minimal footprint increase of 4m² and a minimal height increase of 0.5m. As such it is not considered to be materially larger than the one it replaces.

Design and Visual Appearance:

Ribble Valley Core Strategy Policy DMG1 states that "development should 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". Furthermore, development must "consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed in the visual appearance and relationship to surroundings...".

The development proposes a number of alterations to the external appearance of the building including a number of sections of glazing to the front and rear elevation, two sets of sliding doors, glazing in place of garage door, and some new window openings. The dwelling will be faced with render as well as natural stone and the detached garage will be faced with render. The main elements of glazing relate to the rear of the dwelling on the least visible elevation. Compared with the previously refused application the new window openings to the front are sympathetic to the main building as the openings include a mix of windows identical in design to existing windows and the new glazed openings at ground floor have been significantly reduced in scale. As such it is considered that the proposed development would have an acceptable impact on the character of the application dwelling.

The proposed replacement garage will have a minimal footprint increase and increased ridge height. The detached garage will be faced with render to match the main dwelling and has been designed to reflect a typical detached garage. As such the replacement building is considered to have minimal impact on the visual amenity of the area.

Highways:

The development would result in the loss of two parking spaces as a result of the garage conversion. However, as a detached double garage is proposed and the site has sufficient space for additional off street parking it is considered that there is a sufficient number of parking spaces for a 5 bedroomed property.

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.