

Report to be read in conjunction with the Decision Notice.

Signed:	Officer: SV	Date: 17.1.20	Manager:	Date:
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Application Ref: 3/2019/0923

Date Inspected: 03/12/19

Officer: SK

DELEGATED ITEM FILE REPORT:



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

APPROVAL

Development Description:

Single-storey and two-storey extensions to rear. Construction of detached garage with storage in the roof space.

Site Address/Location:

Austin House Slaidburn Road Waddington BB7 3JQ

CONSULTATIONS:

Parish/Town Council

Waddington Parish Council have made the following observations:

In 2017 the applicant sought planning permission to change the use of land at this location to form an extension to its residential curtilage (application 3/2017/0316). The Parish Council understood that the applicant wanted to change the use of previous agricultural land owned by the Blackburn Diocesan Board of Finance to enable them to use the area as a garden. Members of the parish council have now considered this subsequent application for extensions to the premises on this land; however they are concerned as they believe there might be a covenant on the land relating to its previous ownership by the Blackburn Diocese and wanted to bring this matter to the attention of Ribble Valley Borough Council.

CONSULTATIONS:

Highways/Water Authority/Other Bodies

LCC Highways:

No objections raised.

CONSULTATIONS:

Additional Representations.

No representations received in respect of the application.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2017/0316:

Change of use of agricultural land to extend residential curtilage. (Approved)

3/2012/0736:

Proposed conversion of integral garage into a habitable room and formation of entrance door.

Improved vehicular access. Re-submission of refused application 3/2012/0438P and withdrawn application 3/2012/0604. (Approved)

3/2012/0438:

Proposed conversion of integral garage into a habitable room and formation of entrance door with overhead canopy.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Austin House, Slaidburn Road, Waddington. The property is a residential dwelling located on the southern side of Slaidburn Road located outside of the defined settlement of Waddington, being located both within the Forest of Bowland AONB and the defined Waddington Conservation Area.

The dwelling forms part of ribbon development that extends in a north-westerly direction out of Waddington with the surrounding buildings being of a predominantly residential character.

Proposed Development for which consent is sought:

Consent is sought for the erection of a detached garage/store building, rear two-storey and single-storey extension.

The submitted details propose that the garage building will be located to the west of the dwelling being of a footprint of 6.5m by 9.4m measuring 3.5m and 6.7m at eaves and ridge respectively. It is proposed that the garage building will be constructed of stone to match that found on the existing dwelling with storage space being accommodated within the roof-space. The garage will benefit from a double door arrangement and two gablets on the north-easterly elevation to allow for daylight into the roof area.

The proposed two storey rear extension extends rearward by approximately 5m being 4.4m in width benefitting from an eaves and ridge height set below that of the host dwelling. It is proposed that the extension will be constructed of materials to match that of the existing building with the rear elevation benefitting from a double-door and balustrade arrangement at first floor.

The proposed single storey extension interfaces with the two-storey extension at its southern extents being of a footprint of 4m by 5.5m. The lower walls of the extension will be constructed of stone to match that of the existing dwelling with the remainder being predominantly glazed with timber framed glazing and mullions. The extension will benefit from a hipped roof that is set-off the existing rear elevation of the dwelling.

Impact Upon Residential Amenity:

Taking account of the orientation and location of the proposed garage building and extensions in relation to the neighbouring dwelling to the west it is not considered that the proposal will have any undue impact upon existing or future residential amenities as a result of a loss of privacy, direct overlooking or an overbearing impact.

Impact upon Conservation Area and Visual Amenity/External Appearance:

The application property is located within the defined Waddington Conservation Area, as such

consideration must be given to the potential for the proposal to be of detriment to the character and visual amenities of the designated area.

The proposed extensions and garage building are designed as such that they respond positively to the inherent character of the existing dwelling with similar fenestrational proportioning and architectural detailing being employed. Whilst it is accepted that the rear extension will be afforded a high level of visibility upon approach from the south-east, taking account of the design and scale of the proposed additions, it is not considered that they will be of detriment to the character or visual amenities of the host dwelling nor the character or visual amenities of the designated conservation area.

In respect of the proposed detached garage, by virtue of its location within the curtilage of the property, will be afforded a lesser level of visibility upon approach or from the public realm. Given the building is of a scale that allows it to be fully visually subservient to the dwelling and given it will be read as part of a group of existing buildings it is not considered that this element of the proposal will result in any detrimental impact upon the character or visual amenities of the area.

Landscape/Ecology:

The application has been accompanied by a Bat Roost Assessment which concludes that there is no evidence of the building having been used by roosting bats and that the building provides negligible potential for roosting opportunities. As such no compensatory measures are required to mitigate the impact upon protected species.

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.

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