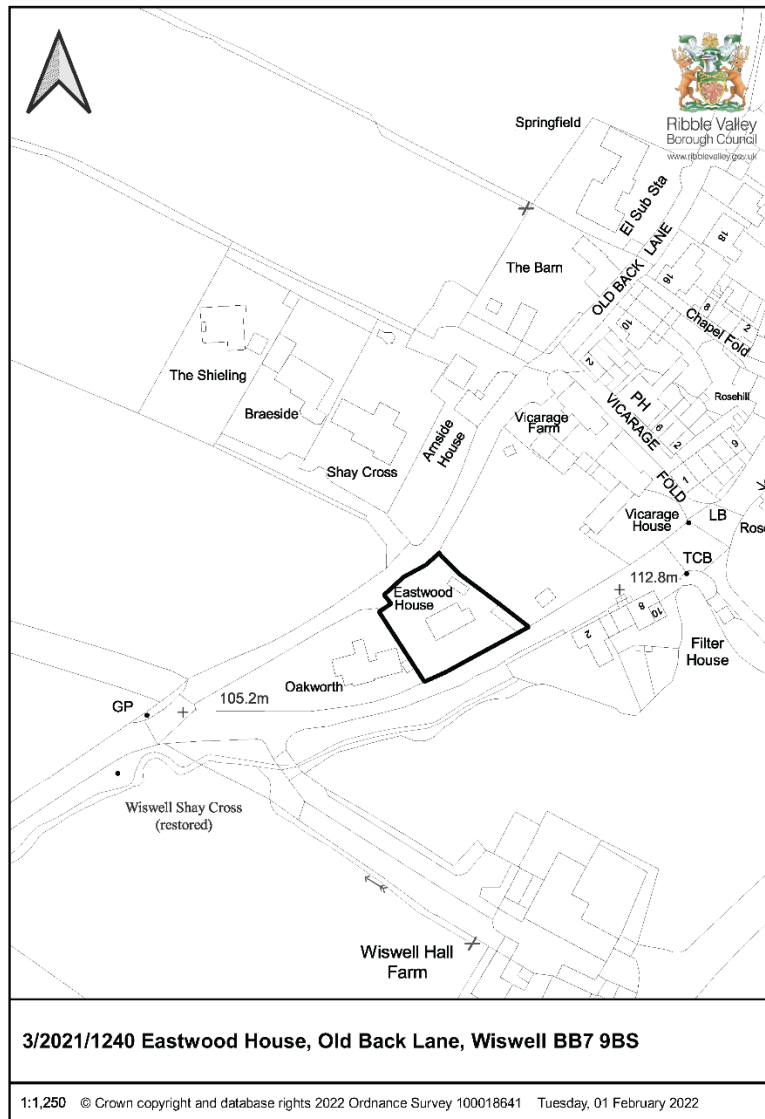


APPLICATION REF: 3/2021/1240/P

GRID REF: SD 374450 437317

DEVELOPMENT DESCRIPTION:

PROPOSED SINGLE STOREY EXTENSION WITH ADDITIONAL ROOF SPACE ACCOMMODATION AND ATTACHECHED GARDEN ROOM AT EASTWOOD HOUSE OLD BACK LANE WISWELL BB7 9BS



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Request for a condition that the new and old stone should match very closely when the work is finished both in coursing and colour.

HISTORIC ENGLAND:

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

ADDITIONAL REPRESENTATIONS:

None

1. Site Description and Surrounding Area

1.1 The site is at the entrance to Wiswell and has a double road side frontage situated within the Wiswell Conservation Area and has an elevated road side location with prominent views from Pendleton Road.

2. Proposed Development for which consent is sought

2.1 The development as originally proposed was for an extension on the side and rear to incorporate a hipped roof orangery on the rear facing south elevation and a double garage and bedroom accommodation on the side elevation measuring 8 m by 11m and maximum height of 6 m. The proposal has been significantly amended with the orangery deleted and the size of the side extension reduced in size and the dormers removed from the design.

2.2 The roof of the extension is a pitched roof and materials stone and slate.

3. Relevant Planning History

3/1988/0338- New detached dwelling. AC

4. Relevant Policies

Policy DMG1: General Considerations.

Policy DME4: Protecting Heritage Assets

National Planning Policy Framework (NPPF)

Wiswell Conservation Area Appraisal and Management Guidance

5. Assessment of Proposed Development

5.1 Principle

5.1.1 It is normally the case that the principle of a domestic extension is acceptable subject to normal Development Management criteria having regard to residential amenity and design issues including in this instance Heritage issues.

5.2 Highway Safety and Accessibility

5.2.1 The proposal includes garaging space within the site and has no alteration to the existing access point to warrant any highway concerns.

5.3 Design

5.3.1 Following negotiation the proposal has been significantly amended with the deletion of the orangery on the south elevation, a reduction in size and height of the side extension and a change in design with the deletion of dormers being replaced by rooflights. At the time of preparing this report plans have not been received to reflect the changes agreed following a site visit.

The materials are to be natural stone and blue slate roof.

5.4 Heritage/Cultural

5.4.1 This proposal falls within the Wiswell Conservation Area and situated in a raised position and a prominent part of the Conservation Area. The existing building is relatively new and constructed of stone and blue slate roof.

5.4.2 The Councils Conservation officer had concerns regarding the prominent nature of the extension and impact on the Conservation Area and harm to the setting of nearby Listed Building. The original concerns are noted but the revised scheme does overcome some of the design issues in relation to the visual impact including the impact on the building, Conservation Area and wider setting. It is now considered to have an acceptable impact.

5.4.3 It is considered that the new scheme offers a better visual solution to the previous scheme as a result of the design changes and reduction in the size of the extension including the deletion of the prominent orangery structure.

5.5 Residential Amenity/ Noise

5.5.1 The extension would not have any significant impact on adjacent residential amenity in relation to overlooking or other such amenity issues.

6. Conclusion

6.1 Consideration has been given to the public benefit, which is limited, and importance and weight to the duty at Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 and it is concluded to have an acceptable impact.

RECOMMENDED: That the application be APPROVED subject to the following conditions:

Time

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchasing Act 2004.

Plans

2. Unless explicitly required by this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings plan references to be reported verbally)
 - Location Plan
 - Proposed Site Plan
 - Proposed Elevation Plans

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Materials

3. Prior to the commencement of the construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

REASON: To ensure that the appearance of the development is appropriate to the character and setting of the area.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1240