

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2008/0514/P
Development Proposed:	Proposed first floor side extension to form en-suite and dressing room at Rake Bottom, Read, Burnley, Lancashire, BB12 7RD.

CONSULTATIONS: Parish/Town Council

Read Parish Council - No observations to make.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Nearby Residents

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control

Policy H10 - Residential Extensions

Policy SPG - "Extensions and Alterations to Dwellings"

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Planning permission is sought for a first floor extension over the existing single storey extension to the side of detached property within the settlement of Read. The proposed first floor element of the side extension has been designed set down from the existing roofline of the main property by approx 0.4m.

In terms of visual amenity, the design of the proposed extension is considered to be in keeping with this type of property and, indeed, there are other two storey extensions of similar design in the nearby vicinity. At the request of the Council, the proposed velux windows in the roof facing Whins Lane have been removed in order to keep this roofscape simple and to retain the character of the building. A new window has been placed in the side elevation to allow light into the en-suite, and as this will be obscure glazed, there will be no impact on the amenity of the nearby neighbours.

As such, the proposal is considered to be in accordance with the relevant planning policies, and I therefore recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.