

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0085

DECISION DATE: 15 March 2013

DATE RECEIVED: 16/01/2013

APPLICANT:

Mr J Brown
48 Chatburn Road
Clitheroe
Lancashire
BB7 2AP

AGENT:

Miss Louise Gill
Ratten Clough Farm
Wesley Street
Sabden
Lancs
BB7 9EN

DEVELOPMENT PROPOSED: Proposed demolition of the existing kitchen and store and replacement with a single storey kitchen and utility room.

AT: 48 Chatburn Road Clitheroe Lancashire BB7 2AP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development shown on plan reference number J.BROWN2012-02A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

P.T.O.

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)

Relevant planning policy

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy G10 - Legal Agreements.
Policy SPG - "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy 2008 to 2028 (Regulation 22 Submission Draft)
Policy DMG1 - General Considerations.
Policy DMH5 - Residential and Curtilage Extensions.

SUMMARY OF REASONS FOR APPROVAL

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

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 14 MARCH 2013

REF: MB/EL

CHECKED BY:

APPLICATION NO: 3/2013/0085/P (GRID REF: SD 374760 442312)
PROPOSED DEMOLITION OF THE EXISTING KITCHEN AND STORE AND REPLACEMENT
WITH A SINGLE STOREY KITCHEN AND UTILITY ROOM AT 48 CHATBURN ROAD,
CLITHEROE

TOWN COUNCIL: No representations have been received at the time of writing.

ENVIRONMENT DIRECTORATE
(COUNTY SURVEYOR): No representations have been received at the time of writing.

ENVIRONMENT AGENCY: No representations have been received at the time of writing.

ADDITIONAL REPRESENTATIONS: No representations have been received at the time of writing.

Proposal

Planning permission is sought for the demolition of the existing kitchen and store to be replaced by a single storey kitchen and utility room.

The proposed development consists of an inverted L shaped extension to the rear of the dwelling. Along its longest side the structure will project 7.1m from the rear of the existing dwelling and 4.5m along its shortest side. The structure will measure 4.55m at its widest point and 2.26m at its narrowest point. The proposed development will stand to an eaves height of 2.5m and an overall height of 3.6m at its highest point. The proposed extension is to be finished with render under a dual pitched slate roof.

Site Location

The development site is a mid terraced property which fronts Chatburn Road. The proposed development is to be sited within the existing, enclosed yard area to the rear of the property.

Relevant History

N/A

Relevant Policies

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy G10 - Legal Agreements.
Policy SPG – "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy 2008 to 2028 (Regulation 22 Submission Draft)
Policy DMG1 – General Considerations.
Policy DMH5 – Residential and Curtilage Extensions.

Environmental, AONB, Human Rights and Other Issues

The existing kitchen and outside stores form a linear projection from the rear of the existing dwelling. The proposed development will result in an inverted L shape projection from the rear of the dwelling. The result of this is a structure which extends across the whole width of the dwelling to abut the single storey rear extension of the adjoining property of No 50.

I am satisfied that the proposed development, in terms of its scale and design, would be a subservient and sympathetic addition to the existing dwelling. This would be in-keeping with the character of the area.

A key consideration in the determination of this application is what, if any, impact the development will have upon the residential amenity of the area. Extensions to the rear of terraced or semi detached properties such as the one proposed within this application; can in some circumstances, lead to a loss of natural light to adjoining properties which may be detrimental to the residential amenity of the area.

However, having considered the submitted details I am of the opinion that in this particular case, any detrimental impact upon residential amenity would be no greater than may already be the case.

The residential amenity of the adjoining property to the north east (No 50) would not be affected by virtue of the existing single storey extension which already exists to the rear of this property.

With regard to the adjoining property to the south west (No 46) I am of the opinion the proposed development would not significantly alter existing conditions. This is because the proposed projection of the rear extension is only 10cm greater than the extent of the current structure with the eaves height of the extension remaining unchanged from that of the existing structure.

I therefore see no material objections to the granting of this planning permission and 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 planning permission be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development shown on plan reference number J.BROWN2012-02A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with submitted plans.

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REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)