

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2015/0075/P
Development Proposed:	Two storey side extension and single storey rear extension.
Site Address:	21 Darkwood Crescent, Chatburn, BB7 4AL.

CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections, subject to appropriate conditions.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Core Strategy (Adopted Version)

Key Statement – EN4 – Biodiversity and Geodiversity.

Policy DMG1 – General Considerations.

Policy DME3 – Site and Species Protection and Conservation.

Policy DMH5 – Residential and Curtilage Extensions.

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

Permission is sought to erect a two storey side extension and a single storey rear extension on the western side of a pair of semi-detached dwellings on the north side of Darkwood Crescent located off the C581 Ribble Lane, Chatburn.

The ground floor of the two storey side extension would run flush with the front and rear elevations of the property and would accommodate a garage. The first floor portion would be set back from the principal elevation by 1.0m and would accommodate an additional bedroom, meaning the property would have four bedrooms.

The ground floor extension proposed on the rear elevation would be positioned across the majority of the rear of the existing house giving it a width of 6.2m. The extension would project 3.5m from the rear elevation and would have a maximum height of approximately 3.5m.

The extensions will be rendered to match the existing property and would be roofed in concrete tiles to match the existing house.

This property has a side garden which connects to a side garden belonging to 2 St Chads Avenue. In assessing the design of the proposals and the impact on visual amenity it is considered that the proposals are suitably designed and are in keeping with the character and appearance of the estate. Given the materials will match the existing dwelling; it is considered that the proposals would not harm the visual amenities of the locality. The proposal is therefore acceptable in this regard.

In terms of residential amenity the proposals would also not adversely affect the amenities of nearby neighbours. The rear extension would abut a similar single storey rear extension on the rear of the adjoining dwelling, no. 23 Darkwood Crescent, therefore no loss of light or overshadowing of this neighbouring dwelling will occur.

The other nearest dwelling to consider is no. 2 St Chads Avenue which has a similar side garden to the application site. The layout of the estate has been designed so that properties on Darkwood Crescent do not directly overlook dwellings on Chads Avenue. The rear extension would therefore not cause any direct overlooking of this neighbour's property. On this basis, the proposal is also acceptable on this ground.

The Lancashire Highway Services is of the opinion that the current highway related proposals will not have a detrimental impact on highway safety and amenity in the immediate vicinity of the site.

The Lancashire Highway Services recommends the following condition as part of the formal planning decision: -

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

At the date of writing this report, the Town and Country Development (General Permitted Development) (England) Order 2015 has come into force (15 April 2015), the above condition will therefore be amended to reflect this change in legislation. Subject to the above condition being imposed to ensure sufficient parking provision remains in perpetuity at the property the application is acceptable on highway grounds.

The final matter to consider is protected species and the impact of the proposed development on any species using the property. Section 9 of the NPPF requires biodiversity habitats to be enhanced. A protected species survey has been submitted, carried out by Angela Graham Bat Consultants Limited dated the 13 February 2015; the survey found no evidence of bats, a European Protected Species, occupying the property but notes signs of House Sparrows, a high priority species of conservation concern, intending to nest in the eaves. The applicants are willing to erect sparrow terracing within the development which would result in a net gain for biodiversity, complying with the requirements of Section 9 of the Framework. As the survey was undertaken outside the optimum bat surveying period of May to October, the survey recommends bat boxes be installed. This is reasonable and compliant with the NPPF requirement of minimising impacts on biodiversity and providing net gains in biodiversity. These matters will be controlled by a planning condition.

Subject to conditions, the proposal is acceptable and is thus recommended accordingly.

RECOMMENDATION: That conditional planning permission be granted.