

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2018/0026

Date Inspected: 23/01/2018

Officer: RB



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Proposed single storey side extension incorporating a pitched roof over existing garage to replace the flat roof. Alterations and extension of existing rear dormer window. Insertion of 3no roof lights in front pitch. Replacement window and door frames and recladding.

Site Address/Location: Chantry Toft, Grindleton View, Chatburn, BB7 4BE

CONSULTATIONS: Parish/Town Council

The parish council had no observations to make in respect of the proposed development.

CONSULTATIONS: Highways/Water Authority/Other Bodies

No representations have been received in respect of the proposed development.

CONSULTATIONS: Additional Representations.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

General Considerations DMG 1

Strategic Considerations DMG 2

Residential and Curtilage Extensions DMH 5

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a two storey 'L' shaped detached dwelling with a single garage located within Chatburn fronting both Sawley Road and Grindleton View. The dwelling is the middle property in a row of 3 that are accessed off Grindleton view.

The property has a large garden area to the rear with ample amount of parking/turning space to the front. The rear of the property can be seen from the Sawley Road. It is screened by trees to the front and only the roof can be seen from Ribblesdale Avenue. The property falls within the settlement of Chatburn.

Proposed Development for which consent is sought:

The application seeks consent for a single storey side extension incorporating a pitched roof over the existing garage to form a wraparound hipped roof arrangement. The ground floor element of the

extension will measure approximately 2.2m in width; 2.3 at the eaves and 4.2 m at the pitch. The extension at first floor takes the total height of the pitch to approximately 6.5 m. The alterations to the roof of the garage will take the height of the pitch to approximately 4.2m.

The application also seeks consent to extend the existing east facing dormer. The extension is approximately 2.9 m and takes the total width of the dormer to 6m. There is no change to the height of the dormer as this will stay at approximately 1.45 m, the dormer will protrude out from the roof by 1.9 m. Other alterations for which consent is sought includes 3 roof lights in the rear elevation and for the replacement of windows and door frames and recladding of the property with cedar cladding.

Impact Upon Residential Amenity:

The property with the most potential to be affected by the proposal is Honfleur to the north, this is because the main element of the proposal is to the north of the site. I consider that there will be some minimal impact on the residential amenity of this property however this impact is minimized by the distance between the two properties.

The proposed extension will take the side elevation to be 4.5 m from the boundary of the dwelling. The closest elevation of Honfleur to this boundary is a single storey garage and therefore I do not consider that this extension will be inappropriately overlooking the main dwelling. The first floor window will overlook the property however it is positioned the same as existing therefore it has not increased this potential.

The extension to the dormer will have no impact on the adjacent neighbouring properties as the dormer will be overlooking the amenity area of the applicant's property only.

Visual Amenity/External Appearance:

The rear of the dwelling can be seen from Sawley Road, therefore it is important that the external appearance of the property is considered in keeping with the character of the area, as the site is adjacent to a Conservation area. I consider that the materials to be used are appropriate and will not have a negative impact on the area when viewed from Sawley Road.

The applicant is proposing to use timber cladding on the rear elevation this is in keeping with area as the property immediately adjacent has a moderate amount of timber cladding on its elevations. I consider that the timber cladding and the grey aluminium frames will look to a high standard and will improve the visual amenity of surrounding area.

The dormer can be seen by the properties on Ribblesdale View, however as it is an extension to the existing dormer I consider that it does not have a negative impact on the visual amenity as the distance separating the properties is significant enough that the dormer is still considered to be small relative to the roof.

Ecology

A bat report has been submitted in support of the application which concludes that the proposed extension and roof alterations will have no negative impact upon habitat or foraging routes protected species.

Observations/Consideration of Matters Raised/Conclusion:

To conclude, the proposed works will have no significant impact on both the visual amenity of the surrounding neighbours or the character and visual amenities of the area, as such I recommend

accordingly.

RECOMMENDATION:

That planning consent be granted.