



RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Rebecca Bowers	Tel:	01200 414518	Council Offices Church Walk Clitheroe Lancashire BB7 2RA	
Email:	Rebecca.Bowers@Ribblevalley.gov.uk				
Our Ref:	RV/2018/ENQ/00029				
Proposal:	Proposed first floor side extension over single storey garage and single storey rear extension with covered balcony.			Tel: 01200 425111	Fax: 01200 414487
Date:	1 st May 2018				

Pre-Application Enquiry Response

Dear Ms Margaret Eastham,

I write in response to your pre-application enquiry regarding the proposed first floor extension and single storey rear extension with balcony over at 18 Beverly Drive, Clitheroe. My response will aim to provide clarification of the proposed scheme on this site and other material considerations that I consider to be relevant if an application was forthcoming .

Relevant Policies:

- DMG1 – General Considerations
- DMG2 – Strategic Consideration
- DMH5 – Residential and Curtilage extensions
- National Planning Policy Framework (NPPF)

Principle of development:

The general design and appearance of extensions to properties should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials (refer to DMG1 of the Core Strategy). Para 56 & 58 of the NPPF states that ‘the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and should respond to local character and history, and reflect the identity of local surroundings and materials’. In this case, I note that properties within the proximity of Beverley Drive vary in their size, appearance and design. Notwithstanding this, the appearance of an extension should not detract from but compliment the appearance of a dwelling. Furthermore, any extension should also ensure that it does not have a detrimental impact upon the amenity of neighbouring residents.

Impact upon Residential Amenity:

Detailed plans have been provided and therefore I can offer specific comments on the potential relationship with neighbouring properties. Any proposed scheme should be mindful of the residential amenity of occupants of neighbouring dwellings (refer to DMG1 of the Core Strategy) and due to there being residential properties directly adjacent to the site I consider that any impact of the development upon the amenity of neighbouring residents will be a material consideration.

When considering the rear extension the Council would expect a 21m separation distance between principal elevations, this distance has been met as the property backs onto open land and therefore I consider it to be in accordance with policy DMG1. The first floor extension above the garage is also considered acceptable as side elevation at first floor will be over 2 metres from the boundary and the windows in the side elevations of no 16

appear to be serving non habitable rooms and therefore the impact of the extension is unlikely to be over bearing or lead to loss of light on the property. However, as part of any formal application we would consult with the neighbouring properties and should any of windows be serving habitable rooms the impact of the proposal on these windows will be a serious concern. The extension has no window planned for the (side) elevation, and so does not raise any concerns with regards to privacy or overlooking.

Visual Impact:

Although the proposed first floor extension will alter the style of the existing property I consider that the proposed scheme will balance out the existing roof and as the surrounding properties vary in size and design, I consider there will be limited harm to the visual amenity of the area.

Conclusion:

In summary I have no objection in principle to the extensions as proposed on the plan submitted and would expect the proposal be recommended for approval if submitted.

Submission Requirements:

Should you proceed to submit a formal application. Based on the nature of the proposal/site constraints it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Location Plan
- Detailed site plan
- Elevations
- Floor Plans

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Miss Rebecca Bowers
Assistant Planning Officer

