



Report to be read in conjunction with the Decision Notice.

Signed:	Officer: 	Date: 13.09.19	Manager:		Date:	
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Application Ref:	3/2019/0677	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/08/2019	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Single storey extension to rear
Site Address/Location:	Falcon Cottage, Fleet Street Lane, Ribchester, PR3 3YR

CONSULTATIONS:	Parish/Town Council
No comments received within Consultation Period.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development,	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMH5 – Residential & curtilage Extensions
Relevant Planning History: No relevant planning history

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application property is a mid-terrace dwelling set back from the highway, Fleet Street Lane. The dwelling is located within the designated open countryside approximately 600 metres south of B6245 (Preston Road).
Proposed Development for which consent is sought: The application seeks consent for the erection of an extension to the rear of the property. The extension is single storey and will project 5.2 metres from the rear elevation of the application property by 6.5 metres in width. The extension has a lean to roof measuring 2.4 metres at the eaves and 3.4 metres at the ridge. The extension will be constructed in stone with a zinc roof that will a roof light. The rear elevation and south west corner of the extension will be mainly glazed with the window having an aluminium frame.

Residential Amenity:

The proposed extension will be larger than the existing rear lean to however as the adjacent property to the north, Falicon Farm has a similar projecting element to the rear that appears to be a store/garage and the window serving this room is not a habitable room as well as being obscurely glazed it is considered that the development will have minimal impact on the residential amenity of this property.

The property to the south is Falicon Bungalow. This property will also be unaffected by the proposed development due to the scale and position of the development. The development proposes a window facing into the garden area of Falicon Bungalow however it is considered that the existing boundary treatment will provide a screen meaning that the window would not result in the overlooking of this property. Therefore it is considered that the proposed extension will have minimal impact on the residential amenity of this property in terms of loss of light or privacy.

Visual Amenity:

The existing dwelling is not considered to be one of any substantial visual merit and as such the proposed changes are not considered harm the character of the application property. The proposal by virtue of its appearance and location will not have a significant impact on the visual amenity of the surrounding area.

The existing dwelling is of a modest size constructed using stone and render. The proposed extension will be constructed using stone with a grey zinc roof and the windows will have an aluminium frame. While the use of zinc is not common within the locality, due to the extension being to the rear of the dwelling it is considered that the proposed materials will not negatively impact the visual amenity or character of the area.

Ecology:

A bat survey was submitted within the application which concluded that the proposed development will not result in any harm to the protected species and that the property is considered to be of negligible potential for roosting bats.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:	That planning consent be granted.
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