

Report to be read in conjunction with the Decision Notice.

Signed: Officer: **SK** Date: **14.1.20** Manager: **ACH** Date: **14.1.20**

Application Ref:	3/2019/0946	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/12/19	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Formation of dormer to rear of property and conversion of existing loft to create two new dwellings (one one-bedroom studio and one two-bedroom flat).
Site Address/Location:	Waterloo House 62-64 Waterloo Road Clitheroe BB7 1NS

CONSULTATIONS:	Parish/Town Council
No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

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

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2018/0892: Formation of dormer to rear of property and conversion of existing loft to create two new dwellings (one one-bedroom studio and one two-bedroom flat). (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to Waterloo House off Waterloo Road, Clitheroe. The property currently accommodates a number of apartments, being two-storey in height and of a predominantly stone-faced construction.

Proposed Development for which consent is sought:

Consent is sought for the erection of a rear dormer on the south-eastern facing roof-plane of Waterloo House. It is proposed that the dormer will allow for the conversion of the roof-space to accommodate one one-bedroom studio apartment and one two-bedroom apartment. The submitted details also propose that 4 velux windows will be installed on the north-west facing roof-plane of the property to allow adequate access to natural light.

The dormer will measure 13m in width and be of a height of approximately 2.35m at its highest point. The dormer will be set below that of the existing ridgeline by approximately 200/300mm and be set back from the primary wall-plate by approximately 300/400mm.

The dormer will accommodate 3 south-easterly windows that will serve two living room/lounges and a communal stairwell.

Impact Upon Residential Amenity:

The proposed dormer will benefit from a south-easterly outlook directly over the private residential curtilage associated with number 45 River Lea Gardens within a proximity of approximately 3m. From undertaking a site visit and viewing the location of the proposed dormer from the affected property, it is clear that the residential amenities of the occupiers of number 45 have to some degree already been compromised, largely due to the presence of a number of windows on Waterloo House that currently directly overlook the dwellings garden area.

However, the presence or existence of harm or undue impact does not warrant the further exacerbation of such impacts nor can it be considered as sufficient justification to warrant further harm. In this respect it is considered that the proposed dormer will result in an unacceptable level of over-looking of neighbouring private amenity space. It is further considered that such impacts, when considered cumulatively in concert with the number of windows on the host property that already overlook number 45, that the introduction of the dormer would significantly undermine and cause significant undue harm to neighbouring residential amenity due to a severe erosion of the sense of privacy currently felt by the occupants of number 45.

In respect of the above it is noted that the applicant states that the windows to be located on the dormer will be installed with *'fixed horizontal slats to impair the vision of residents'* to counter any perceived overlooking issues. However, no details have been provided in respect of the 'privacy slats' or 'louvres'. Notwithstanding this matter, it is not considered that such devices could reasonably operate to a level that would fully mitigate the potential for direct over-looking. Even if such devices could be successfully implemented it is considered that they are likely to impair the outlook for potential residents of the apartments to a degree that would result in an unacceptable level of residential amenity by virtue of the lack of an adequate outlook.

In addition to the above matters it is further considered that the proposed dormer, by virtue of its overall scale, mass and proximity to the shared boundary with number 45 River Lea Gardens, would result in an unacceptable overbearing and over dominant impact upon the aforementioned dwelling due to the overall cumulative mass of built-form directly adjacent the dwellings garden area.

Visual Amenity/External Appearance:

By virtue of the inherent staggered building-line in the area and the forward projection of Waterloo House compared to that of neighbouring buildings, it is likely that the south-western facing elevation of the dormer will be visible upon approach from the south along Waterloo Road.

The roof-scape in the surrounding area is largely unaltered, consisting predominantly of gabled roof forms. In this respect it is considered that the dormer will appear somewhat anomalous and discordant. However, taking account of the limited views that will be afforded to the dormer it is not considered that the negative impacts upon the character or visual amenities of the area would be so severe as to warrant the refusal to grant planning permission on these grounds alone.

Landscape/Ecology:

No implications

Observations/Consideration of Matters Raised/Conclusion:

Taking account of the above matters, it is considered that the proposed dormer will result in a significant level of elevated direct overlooking, within close proximity, being of significant detriment to the residential amenities of existing adjacent occupiers.

It is further considered that the proposed dormer, by virtue of its overall scale, mass and proximity to the shared boundary with number 45 River Lea Gardens, would result in an unacceptable overbearing and over dominant impact upon the aforementioned dwelling.

RECOMMENDATION:

That planning consent be refused for the following reason(s)

01 The proposed development is considered to be contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that approval of the proposed dormer would result in an unacceptable level of direct-overlooking of private residential amenity space, from an elevated position, within close proximity being of significant detriment to the amenities of existing neighbouring occupiers.

It is further considered that the proposed dormer, when taking account of existing windows on the host property, would result in a cumulative level of direct-overlooking that would further exacerbate an existing negative impact and as such significantly compromise the residential amenities of existing neighbouring occupiers.

02 The proposed dormer, by virtue of its overall cumulative scale and proximity would result in a significant overbearing and over dominant impact upon number 45 River Lea Gardens, being of detriment to the residential amenities of existing and future occupiers of the dwelling. As such the proposal is considered to be in direct conflict with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy.

