

Report to be read in conjunction with the Decision Notice.

Signed: **Officer:** **Date:** **Manager:** **Date:**

**Site Notice
displayed**

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Application Ref: 3/2020/0542

Date Inspected: 01/10/2020

Officer: RB



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision Approval

Development Description: Single storey rear extension, rear facing dormer, removal of existing render to expose original stonework

Site Address/Location: Parkgate House, Park Gate Row, Copster Green, BB1 9ET

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 extensions and curtilage extensions.

Relevant Planning History:

None

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a semi - detached dwelling located within Copster Green. The application site is accessed off Park Gate Row and benefits from a private garden to the side and rear.

Proposed Development for which consent is sought:

Consent is sought for the following alterations:

Erection of a single storey extension to the rear of the dwelling having a rearward projection of 3 metres measuring 4.6 metres in width. The extension will form a rear facing gable measuring 2.5 metres at the eaves and 3.55 metres at the ridge. The extension will be faced with stone coloured render.

Erection of flat roof dormer to the rear roof slope of the main dwelling measuring 8.4 metre in width by 3.65 metres in depth projecting beyond the roof slope by 1.9 metres.

Removal of render to existing dwelling to expose original stone work beneath.

Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 states that "development must not adversely affect the amenities of the surrounding area, and provide adequate day lighting and privacy distances.

The neighbour with the most potential to be affected by the development is the attached neighbour to the north known as Park Gate Fold. The proposed single storey extension will extend beyond the rear wall of the dwelling by 3 metres and is set approximately 3.2 metres from the boundary of this neighbour. The proposed extension will therefore have limited impact on this neighbour in terms of loss of light due to the set back from the neighbour's boundary.

The proposed dormer window would not directly overlook any neighbouring dwelling as there are no neighbours to the west of the site.

Visual Amenity:

Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, 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.

The proposed single storey extension will project beyond the rear wall of the dwelling by 3 metres and is proposed to be faced in matching materials. As such the proposed extension is considered to remain subservient to the main dwelling. The proposed removal of the render to the dwelling is would have limited impact on the visual amenity of the area as stone is a common facing material found on properties in the immediate area.

The proposed flat roof dormer will extend the full width of the rear roof slope and has been set in from the ridge and eaves. The proposed dormer will be visible on approach from Park Gate Row however due to the scale of the dormer it is considered that it would not result in a prominent addition. The proposed dormer is to be faced in stone coloured render to match the existing dormer on the dwelling and would therefore remain in keeping with the application dwelling.

Ecology:

A Dusk Survey for bats has been submitted with the application as the site was categorised as have moderate roost suitability. The Dusk survey revealed that the property is being used by three Natterers bats for roosting purposes. Therefore, prior to commencement of the development a European protected species mitigation license will be required to legally destroy a place that is actively used for breeding, rest or shelter by bats. The mitigation license will identify appropriate measures to mitigate and compensate.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION: That planning consent be granted.