


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	2.2.2021	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/1074	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	26.1.2020		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	REFUSE

Development Description:	
Site Address/Location:	

CONSULTATIONS:	Parish/Town Council
Councillors at Longridge Town Council are concerned about the proximity of the building which is close to the junction of a busy road which would reduce visibility.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions
Relevant Planning History: 3/2018/0579 - Raising of existing roof height to form two-storey dwelling - Two-storey rear extension - Single storey rear (lean-to) extension - Widening of existing single garage to form double garage. Existing roof height (pitch) to be lowered – Approved 3/2018/0819 - Erection of a detached single dwelling and garage on split level within the garden to the rear of Overdale, Calfcote Lane, Longridge.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is a recently renovated and extended 2 storey dwelling with attached double garage to the side. It is located in a prominent position on the corner of Dilworth Lane and Calfcote Lane. It is positioned towards the top of a hill with both streets sloping down away from the site and a long sloping

rear garden. The property fronts Dilworth Lane which has a variety of house styles however the majority are set in long plots set well back from the road with generous rear gardens and larger than average front gardens / drives. Dilworth Lane is a major route into the centre of Longridge.

Proposed Development for which consent is sought:

The application seeks consent for the conversion of the garage to habitable accommodation and construction of a new double garage on the front corner of the site with link extension to the main house.

Principle of Development:

The proposal is for extensions to a dwelling house which is not a listed building or located within a conservation area or AONB, so is acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

The proposed extensions are located to the front of the property and are considered acceptable in terms of residential amenity as it will not introduce built form in close proximity to adjacent dwellings or result in a loss of privacy. The conversion of the existing garage will not have any impact.

Visual Amenity:

The property was formerly a dormer bungalow and as aforementioned planning permission was granted in 2018 for an increase in height and extensions to form a larger detached dwelling with double garage. Permission has also been granted for a dwelling in the rear garden.

The conversion of the existing garage would have a minimal visual impact.

The proposed garage extension is to the front of the property. When travelling along Dilworth Lane in either direction it is characterised by properties which are set well back from the road. Overdale is the closest to the road and the distance gets larger as one travels down the hill. It is considered that the construction of this extension close to the front and side boundaries and the elevated position would disrupt the open spacious character of this street scene and be overdominant. As such it is considered that it would have a harmful impact on the street and visual qualities of the surrounding area and the choice of white render would exacerbate this impact. The proposal is therefore contrary to policy DMG1.

Highways:

LCC highways have not been consulted on the proposal however concerns have been raised by interested parties including the town council with regard to visibility at the junction. Dilworth Lane and Calfote Lane are residential streets with assumed 30mph speed limit and so a visibility splay of 2.4 x 70m should be achieved and the proposal would not encroach on that. Whilst it would introduce built form closer to the road than the current situation it is not considered that it would obstruct visibility for vehicles waiting at the junction on Calfcote Lane as Dilworth Lane is a fairly straight road with good visibility.

The property has a generous driveway to the front and it is demonstrated on the plans that at least 3 cars can be accommodated off street with room for turning which is adequate for a 4 bedroom property.

Observations/Consideration of Matters Raised/Conclusion:

The proposal due to its scale and position close to the front boundary of the property on a prominent and elevated corner would be a strident and over dominant feature in the street scene at odds with the prevailing pattern of development. It would be harmful to the visual qualities of the area contrary to policies DMG1 of the Core Strategy and therefore it is recommended accordingly.

RECOMMENDATION:

That planning permission is refused.