

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	13.11.2020	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/0833	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	6.11.2020	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Roof lift; two-storey extension to rear; two dormers to front; glazed atrium; roof over existing garage; re-rendering and grey windows and door frames.
Site Address/Location:	Small Acre, Osbaldeston Lane, Osbaldeston, BB2 7JB

CONSULTATIONS:	Parish/Town Council
Osbaldeston – No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations Policy DMG2: Strategic Considerations
Relevant Planning History: None

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The property is a mid 20 th Century detached bungalow located in a row of dwellings on Osbaldeston Lane just off the A59. It is slightly elevated about the road with generous gardens to all sides and large driveway / parking area to the front.

Proposed Development for which consent is sought:

The application seeks consent for refurbishment of this vacant property consisting of raising the roof, dormers and two storey rear extension to form upstairs living accommodation; formation of a pitch roof over the garage as well as rendering and replacement doors and windows which do not require consent.

Principle of Development:

The proposals are for extensions to an existing dwelling house in an area which is not subject to any specific protection and is considered acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

The proposed alterations will not result in a significant increase in the overall height of the dwelling and it is a sufficient distance away from near neighbours so that there will be no overshadowing to adjacent property. There are no new habitable room windows to the side facing elevations and the upper floor windows and atrium at front and rear will only overlook the properties own garden.

Visual Amenity:

The dwelling is currently vacant and appears in need of renovation. The proposals will modernise the property and it is considered that the development will enhance its appearance and the visual qualities of the surrounding area.

Highways:

The application property will remain as a single dwellinghouse and there is adequate off-street parking provision provided by the driveway and garage. No alterations to the access are proposed and there are no highway safety implications.

Biodiversity and Trees:

There are no protected trees that would be affected by the proposal

An ecological appraisal has been submitted which assesses potential impacts on bats, birds and non-native invasive plant species. Providing that the mitigation measures recommended within the report are carried out the proposal will be unlikely to cause harm to protected species or result in the spread of invasive plants. A suitable condition to ensure this will be imposed.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is considered acceptable for the reasons above and therefore it is recommended accordingly

RECOMMENDATION:

The planning consent is granted subject to conditions.