

Report to be read in conjunction with the Decision Notice.

Signed:

Officer:

Date:

Manager:

Date:

**Site Notice
displayed**

**Photos
uploaded**

Application Ref: 3/2021/0217

Date Inspected: 11/6/2021

Officer: AD



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision

Refusal

Development Description:

Proposed double storey rear and side extension with garage conversion, new canopy to entrance door and new widened driveway to front garden.

Site Address/Location:

8 Whittam Road Whalley BB7 9SB

CONSULTATIONS:

Parish/Town Council

Aesthetic concerns. Flat roof with artificial grass/access to the flat roof and level of the raised planters to the rear outdoor space may impinge on the privacy of the neighbours unless at the correct height.

CONSULTATIONS:

Highways/Water Authority/Other Bodies

LCC Highways:

(29/4/2021) No objection subject to conditions (undertaking of proposed access arrangements, parking and turning facilities and 5m into the site shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials). The LHA have no objection to the extension to the existing dropped kerb and have no further comments to make regarding the site access. The site will provide 3 car parking spaces for the 4-bed dwelling. This complies with Lancashire County Councils local guidance. Note suggested re: e Highways Act 1980 Section 184.

CONSULTATIONS:

Additional Representations.

None received.

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 - Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Relevant Planning History:

No Pre-application advice sought.

No history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

8 Whittam Road is a mid C20 semi-detached house (does not appear to be shown on the 1950s OS map but is shown on 1960s aerial photography) forming part of an estate development of similarly designed dwellings at Nethertown to the NW of Whalley. 'The Crescent' to the north pre-dates this development.

A low wall typical of the development forms the roadside boundary. There is a break in the tree screen between Whittam Road and The Crescent at the rear boundary of the site.

Nethertown is in the open countryside outside the settlement boundaries of Calderstones and Whalley (Core Strategy DS1).

Proposed Development for which consent is sought:

Planning permission is sought for rear and side single and two-storey extensions and a widened parking area at the front (necessitating some demolition of boundary wall).

The case officer advised 2 July 2021:

"I would confirm my concerns in respect to the incongruous and conspicuous design (form, fenestration and materials) of the first floor element of the wrap-around extension. The development has a harmful impact upon the character and appearance of the area/streetscene as viewed from The Crescent".

Revised drawings were received 7 July 2021 showing a remodelled rear elevation (timber cladding replaced with render and rectangular window now proposed to the first floor) to the two-storey wrap around extension. Some retention of front boundary wall now proposed.

Principle of Development:

The revised proposals do not assuage concerns in respect to the incongruity of the first floor wrap-around extension which dominates rather than compliments existing semi-detached house design (particularly conspicuous in views from the Crescent). This includes the extension gable which does not follow the hipped-roof form of the host building. This conspicuous incongruity in an estate of similarly designed dwellings is harmful to the streetscene and townscape.

The site is surrounded by built development. However, the subtext to Core Strategy Key Statement EN2: Landscape identifies "the founding principle of landscape character is that all landscapes have a value ... the Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a nonstandardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity".

Core Strategy Policy DMH5 identifies "Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located".

Policy DMG1 identifies "All development must: be of a high standard of building design which considers the 8 Building in Context Principles (from the CABI/English heritage Building on Context Toolkit and 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. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character (Design); consider the potential traffic and car parking implications, ensure safe access can be provided and consider the protection and enhancement of public rights of way and access (Access) and not adversely affect the amenities of the surrounding area and provide adequate day lighting and privacy distances (Amenity).

The Building in Context Principles of concern are:

Principle 3: A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4: A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 6: A successful project will respect the scale of neighbouring buildings.

The aesthetic concerns of the Parish Council have been considered. The flat-roof on the single-storey extension is acceptable because it defers to and does not dominate the host building.

Residential Amenity:

The proposals (rooflights facing No.6 Whittam Road could be obscure glazed; the separation distance between Garden Room glazing and the boundary with No 6 is considerable and fencing height could be increased) have an acceptable impact upon the residential amenity of neighbours (including overlooking, overshadowing, overbearing impacts).

Highways:

The 29/4/2021 comments of LCC Highways have been considered.

Observations/Consideration of Matters Raised/Conclusion:

In consideration to Core Strategy Policy DMH5 and DMG1, the proposed first floor wrap-around extension has a harmful impact upon the character and appearance of the area because of its undue prominence and incongruous and conspicuous form.

RECOMMENDATION:

That planning permission be refused for the following reason:

The proposed first floor wrap-around extension has a harmful impact upon the character and appearance of the area because of its undue prominence and incongruous and conspicuous form. This is contrary to Ribble Valley Core Strategy Policy DMG1 and DMH5.

