

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	AB	Date:	02/08/2021	Manager:	NH	Date: 03/08/2021
Site Notice displayed		Photos uploaded					

Application Ref:	3/2021/0428	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	02/07/2021		
Officer:	AB		
DELEGATED ITEM FILE REPORT:		Decision	APPROVED

Development Description:	Proposed extensions to side and rear, and first floor extension. Remodelling of layout including integral garage with bedroom suite over.
Site Address/Location:	8 Hammond Drive Read BB12 7RE

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objection subject to conditions.	

CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN2 - Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME1 – Protecting Trees and Woodlands Policy DME3 – Site and Species Protection and Conservation Policy DMH5 – Residential and Curtilage Extensions National Planning Policy Framework National Planning Policy Guidance
Relevant Planning History: No relevant planning history.

ASSESSMENT PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is located to the north-west of the settlement of Read and is accessed along the private road, Hammond Drive. The site is to the south of Hammond Drive with land levels falling to the south where the site bounds Hammond Ground.

The application building is a split-level property including pitched and flat roof elements. The building is faced with white render and concrete roof tiles. Timber balconies wrap around the west and south sides of the building.

The land formerly associated with the property have been developed for residential development during the last decade. A total of three new dwellings have been constructed on land to the west of the building. The closest property is to the south-west, sited at a lower ground level, and is constructed predominantly from stone and with a slate roof. It has a similar split-level design to take account of the topography of the site. To the east is 6 Hammond Drive.

Proposed Development for which consent is sought:

The application proposes extensions and refurbishment of the existing property resulting in the complete modernisation of the building. The proposed dwelling would have split-level flat roofs with GRP finish. The elevations would be constructed from natural stone up to 2.8 metres from ground level and would be faced with burnt larch cladding above.

The footprint of the building would extend south and on the southern elevation would be a raised balcony above a proposed lower ground floor extension. A further external balcony area would be provided at first floor level above the main section of the house.

Access to the dwelling would be via the existing access which has been amended through recent residential development at the site.

Design and Appearance:

Policy DMG1 requires development to 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 development would result in a complete re-design of the existing building which is dated in appearance. The proposals would modernise the building such that it is in-keeping with the newly built properties to the west. The incorporation of natural stonework would ensure the building reflects adjacent buildings.

Whilst there are a few instances where flat roofs are considered appropriate given local vernacular in the Ribble Valley, in this case there are no concerns. Dwellings in the immediate area include a range of design approaches, with the new dwellings to the west incorporating contemporary design features and large expanses of glazing. Coupled with this, the dwelling is set significantly below the road level of Hammond Drive such that it would not be a prominent addition to the area. Any views of the building from the south would be from longer distance where the building would be seen in the context of adjacent modern development.

The application also proposes to extend the existing stone wall, which extends along the south side of Hammond Drive, into the site, arcing around to create an enclosed parking area. The proposed new walling would be constructed using natural stone to tie into the existing walling and would complement existing boundary features within the site.

In summary, whilst the proposed enlargement of existing building would be generous, the refurbished property would be experienced as a new dwelling, such that it would not be clear which parts are original and which are new additions, and the size and scale of the dwellings as proposed would not be dissimilar to adjacent properties.

Impact on Residential Amenity:

There is a requirement to consider the impact of the development on adjacent residential occupiers. The dwelling to the east is 6 Hammond Drive. The boundary with this neighbouring plot is formed by a row

of tall conifer trees which at present provide screening. However, these are due to be removed as part of the development.

The proposed refurbishment would result in an increase in built form close to the boundary with no.6. The neighbouring dwelling is approximately 4-5 metres from the shared boundary and it is not considered that the proposed development would result in any overbearing impact resulting in a loss of outlook or light. However, there are concerns that the first and ground floor roof patios would provide unrestricted views across the neighbouring site. Accordingly, all raised balconies would be fitting with 1.8m high privacy screens to protect the privacy of neighbours.

To the west is 10 Hammond Drive, a newly built property. This dwelling is built further south on lower ground. There would be some overlooking of the side garden associated with 10 Hammond Drive from the south-facing ground floor balcony of the application dwelling. However, there is already an existing timber balcony on the rear of the application dwelling at present, and it is not considered that the proposed development would result in any additional loss of privacy when compared with the existing arrangement.

Of concern is the proposal to increase the rear garden level of the application plot to create a level garden. The natural land level slopes to the south and the garden of the adjacent property, 10 Hammond Drive, generally follows the natural contours of the land. Levelling the rear garden as proposed would result in a considerable level change along the shared boundary between 8 and 10 Hammond Drive. As submitted the application also denoted the requirement for a 1.8m high gabion wall along the southern boundary which faces onto open agricultural land known as Hammond Ground, recognised as a landscape of high quality.

Following discussions with the applicant it is agreed that the rear garden levels would remain as existing.

Trees and Ecology:

The application is accompanied by a bat survey. This recommends that an emergence survey be undertaken during the activity period (Apr-Sept). An emergence survey was carried out on 16 July 2021 and no bats were seen to emerge from the application property. Bats were however recorded commuting over the site and there is considered to be justification to request the provision of bat roosting features on the application building, the details of which should be first agreed with the local planning authority.

A row of mature conifer trees is proposed to be removed from the boundary between 6 and 8 Hammond Ground. These trees are non-native species and are not considered to be of high value. There would remain the requirement to ensure that nesting birds are not impacted by the development and the removal of trees and shrubs should not be undertaken in the bird nesting season unless preceded by a pre-clearance check.

To compensate for the loss of trees there would be a requirement to deliver a scheme of replanting of native tree species within the site.

Highway Safety:

The County Surveyor has raised no objections to the proposal. However, concerns have been raised in relation to the site layout which would include the construction of a wall and gates in an existing open hardstanding area to the front of the application dwelling. The proposed parking space contained within the walled area would be difficult to manoeuvre into and the Highways Officer has advised that the gate be relocated, or the area left open as existing.

Subsequently the site layout has been slightly altered and the width of the garage door has been widened to ensure that two cars can be accommodated. There would be a conditional requirement that the garage remained available for the parking of vehicles at all times and this would ensure that there is sufficient space within the plot to manoeuvre.

Conclusion:	
It is recommended that the application be approved.	
RECOMMENDATION:	That planning consent be granted.