



Appeal Decision

Site visit made on 20 April 2023

by N Duff BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 July 2023

Appeal Ref: APP/T2350/D/23/3315089

2 Northacre Drive, Barrow, Lancashire BB7 9XT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Natalie Somers against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2022/0917, dated 27 September 2022, was refused by notice dated 18 November 2022.
 - The development proposed is the erection of an orangery/single storey extension to the rear of the property.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of an orangery/single storey extension to the rear of 2 Northacre Drive, Barrow, Lancashire BB7 9XT in accordance with the terms of the application, Ref 3/2022/0917, dated 27 September 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved drawings Location Plan; Proposed Plan (Proposed Rear Elevation; Proposed Side Elevation; Proposed Base Plan; Roof and Frame Layout) and Block/Site Plan.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Application for costs

2. An application for costs was made by Mrs Natalie Somers against Ribble Valley Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The effect of the proposal on the character and appearance of the area.

Reasons

Character and appearance

4. No. 2 is a detached dwelling which is part of a wider modern housing estate. It stands on the corner of Northacre Drive and Middle Lodge Road and has a side

elevation that faces onto Middle Lodge Road. The property has an existing modest lean-to extension on the rear elevation.

5. The proposal would extend along the rear elevation immediately facing Middle Lodge Road and would have a flat roof with roof lanterns. The corner of the existing lean-to would be extended to allow the proposed extension to connect to the dwelling. The extension would not extend across the full width of the dwelling, giving a reasonable separation distance from the neighbouring property to the side, no. 4 Northacre Drive.
6. The proposed extension would introduce a long side elevation facing Middle Lodge Road. The design would be single storey with modest height, due to its size and flat roof design it would not be bulky and would integrate well with the host dwelling and would not dominate it. For these reasons, whilst the extension would be visible when viewed from the street, it would not be an incongruous addition that would be unduly harmful to the character and appearance of the area.
7. The design of the proposed extension would be contemporary and would add an additional feature to the rear elevation of the property which currently has a simple form and would not detract from the rear elevation of the property. The brickwork and colour of the windows would match those of the host dwelling. Therefore, the proposed extension would not cause undue harm to the character and appearance of the existing dwelling.
8. Accordingly, the proposal would have an acceptable effect on the character and appearance of the area. The extension would be compliant with Policies DMG1 and DMH5 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version – adopted 16 December 2014, which between them require new development to be sympathetic in terms of design, place emphasis on visual appearance and the relationship with surroundings and requires extensions to be capable of integration into the main dwelling.
9. The proposal accords with the Framework having regard to paragraph 130 which requires developments to be sympathetic to local character while not preventing or discouraging change.

Other Matters

10. I note that the Council considered that the proposal did not affect the living conditions of neighbouring occupiers or highway safety, I have no reason to disagree with these conclusions based on the information provided and my observations. Therefore, this matter has a neutral effect on the overall planning balance.
11. The Council has provided the decision notice for a previously refused application at the site for a two-storey rear extension. Based on the limited information provided regarding this historic case, this relates to a two storey rear extension which would result in a larger, higher and more prominent scheme than the scheme before me. Therefore, there are material differences between that development and the proposal before me.

Conditions

12. I have considered the conditions suggested by the Council. In addition to the standard time condition, in my judgement, conditions are also necessary in

respect of ensuring the development is carried out in accordance with the approved plans, in matching materials, to provide certainty and to safeguard the character and appearance of the area.

Conclusion

13. For the reasons set out having regard to the development plan as a whole and all other matters raised, the appeal is allowed.

N Duff

INSPECTOR