

**PROPOSAL: PROPOSED ROOF AND DORMER ALTERATIONS INCLUDING SECOND FLOOR LOFT SPACE.
ADDITION OF TWO STOREY PORCH TO FRONT ELEVATION AND ERECTION OF DETACHED
GARAGE TO REAR**

SITE: 21 PARIS, RAMSGREAVE, BB1 9BJ

SUPPORTING PLANNING STATEMENT

The most recent planning application, submitted to Ribble Valley Borough Council, (ref: 3/2022/1075) for the above development sought to secure amendments to the roof design including the introduction of dormers to both the front and rear elevation(s). However, the Council determined that the amendments would have a detrimental impact to the proposed scheme and the application was refused for the following reason(s):

1. The proposed development, by virtue of its overall design, scale and elevational language and introduction of dormers on the primary roof plane would result in the introduction of an incongruous, unsympathetic and discordant form of development that fails to respond positively to the inherent visual character of the area or the inherent defining characteristics or scale of dwellings within the immediate street scene.
2. The proposed development, by virtue of its scale and height, would result in an unsympathetic overbearing impact upon neighbouring residential occupiers to the north. As such the proposal is considered to be in direct conflict with policy DMG1 of the Ribble Valley Core Strategy insofar that the proposed development would prove injurious to existing nearby residential amenities.

PLANNING ASSESSMENT

The site has been subject to numerous submissions where alterations to the roof have been accepted. Reasons for refusal of the previous application include overall massing, because of the increased ridge height and the introduction of dormers to the primary roof plane. It is therefore recommended that the dormers be removed from the primary roof plane and the ridge height be reduced as per the previous planning approval (ref 3/2022/0421).