


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	02/07/2024	Manager:	SK	Date:	4.7.24
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	---------------

Application Ref:	2024/0329	 Ribble Valley Borough Council www.ribblevalley.gov.uk		
Date Inspected:	02/07/2024		Site Notice:	N/A
Officer:	EP			
DELEGATED ITEM FILE REPORT:		REFUSAL		

Development Description:	Demolition of existing garage and rear conservatory and construction of two-storey extension to side and single storey garden room to rear.
Site Address/Location:	15 Sabden Brook Court, Sabden BB7 9FY.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Notwithstanding the initial highways comments submitted raising no objection to the proposal. Further discussion has been had with the highways officer and there are significant concerns regarding the loss of off-road parking as a result of the development.

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a semi-detached dwelling on Sabden Brook Court, Sabden. The application site is located within the National Landscape (formerly the AONB) and the surrounding area is predominantly residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension and single-storey rear extension following the demolition of the existing attached garage and rear conservatory.

Impact Upon Residential Amenity:

The application dwelling has several neighbouring properties, these are known as No.14 Sabden Brook Court, Littlemoor House apartments and No.1 and No.2 Stubbins Vale.

The bulk of the proposed development would be located to the Western side of the application dwelling, as such it is not expected that there would be any adverse impact for the neighbouring receptors of No.14 Sabden Brook Court resultant of the development.

The proposed side extension will be located approximately 7.5 metres from the adjacent Littlemore House. This is a sufficient distance to mitigate any potential overbearing impact. Similarly, there is approximately 7 metres between the proposed two storey extension and No.1 and No.2 Stubbins Lane. Again, this is a sufficient distance to mitigate any significant sense of overbearing. There are no first-floor windows proposed in the side and rear elevations of the proposed extension.

Visual Amenity/External Appearance:

The single storey extension would be sited to the rear of the application dwelling and would be relatively well screened from view. However, the proposed two-storey side extension would be afforded high levels of visibility from within the public, as such careful consideration must be given in regard to the visual impact of the proposal.

Key statement EN2 of the Ribble Valley Core Strategy stipulates that the *landscape and character of the Forest of Bowland Area of Outstanding natural beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

Furthermore, Policy DMG1 of the Ribble Valley Core Strategy states that developemnt must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building on context toolkit.*
- 2. 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.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

The proposed two storey extension will comprise an exaggerated roof slope, with the rear roof slope measuring approximately 7 metres from the ridge. This, paired with the 10-metre length of the proposed side extension, results in a disproportionate and dominating addition to the dwelling. The substantial scale and anomalous roof slope would read as incongruous within the street-scene given the levels of visibility afforded, particularly from the front and side, of the application dwelling. Furthermore, the surrounding area is comprised of traditional, linear built dwellings with a level of uniformity within the roofscape. This would be disrupted should the two-storey side extension as proposed be constructed.

In respect of footprint, the proposed single storey rear and two-storey side extension will collectively increase the footprint of the original dwelling quite substantially. It is recognised that there is an existing conservatory to the rear of the dwelling to be demolished, but this does not appear to have received planning consent. Whilst this footprint increase alone would likely have been acceptable, paired with the exaggerated roof slope, the extension would dominate and detract from the original dwelling, failing to take a subservient position.

As such, by virtue of the proposed two-storey side extensions scale, design and exaggerated roof slope, the introduction of the development would result in a dominant and anomalous addition to the application dwelling that would fail to respond positively to the existing linear formation within the street scene.

Highways and Parking:

The proposed development would result in the loss of the existing garage, as well as the loss of approximately half of the existing driveway. This would leave the dwelling with only one off-road parking space. The dwelling is located within the turning head of the cul-de-sac and therefore any overspill parking would likely result in an obstruction for turning vehicles. Consequently, the shortfall in available off-road parking for a three bedroomed dwelling, if the development was implemented, cannot be supported.

Landscape/Ecology:

A preliminary bat roost assessment was conducted at the application dwelling on 09.04.2024. The survey concluded that no evidence of bats was recorded and the building itself offers negligible roosting potential. However, it is considered that there is an opportunity to boost roosting potential via the installation of artificial bat boxes.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s).

- 01:** By virtue of the proposed two-storey side extensions scale, design and exaggerated roof slope, the introduction of the development would result in a dominant and anomalous addition to the application dwelling that would fail to respond positively to the existing linear formation within the street scene. Contrary to Key Statement EN2 and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy and of detriment to the visual amenities of the immediate area and wider National Landscape.
- 02:** The proposed development would result in the loss of suitable off-road parking, given the siting of the application dwelling on the turning head of the cul-de-sac this would be of detriment to highway safety and amenity contrary to Policy DMG1 of the Ribble Valley Core Strategy.

