


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	21/05/2025	Manager:	SK	Date:	22.5.25
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Application Ref:	2025/0224			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	10/04/2025	Site Notice:	10/04/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed widening of existing driveway, raised patio to rear and rear dormer.
Site Address/Location:	18 George Lane, Read BB12 7RH.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
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 detached property on George Lane, Read. The surrounding area is predominantly residential in nature, being typified of varying styles of property. The application site itself is not on any designated land.

Proposed Development for which consent is sought:

Consent is sought of various alterations to the dwelling including

- Rear dormer extension.
- Rear raised patio.
- Widening of the existing driveway.

Impact Upon Residential Amenity:

The application dwelling has two immediately adjacent neighbouring properties known as No.16 and No.20 George Lane. The proposed raised patio will extend across the northern side of the dwelling, in close proximity to the boundary with No.20. No.20 benefits from a position on higher ground level and as a result there will be no increased perception of overlooking from the proposed raised platform. An existing rear outrigger at the application site will act as a screen between the raised terrace and No.16 to mitigate any potential loss of privacy in this respect.

The proposed rear dormer is located to the southern side of the application dwellings rear roof slope. There is a distance of approximately 9 metres between the dormer and the neighbouring dwelling, No.16. This distance will mitigate any potential overshadowing. There is a window proposed in the dormer extension which will provide views primarily of the applicant's rear garden and will not result in any substantial increase in overlooking or loss of privacy to a degree that would warrant refusal.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in 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 existing access to the driveway will be widened to allow for access to a larger driveway. The new driveway will accommodate 3 car parking spaces and will be surfaced using block paving. The existing boundary wall will be retained at either side of the access, following part removal to accommodate the widened access. There are various types of access and driveway along George Lane, and it is therefore not considered that the altered access and driveway would be out of character within the street scene.

The proposed raised patio, being located at the rear of the dwelling, is out of sight from within the public realm. As such, this part of the proposal raises no visual amenity concerns.

The proposed rear dormer extension would be somewhat visible upon the approach to the application dwelling. There were no readily visible dormer extensions similar to the proposed observed in the immediate vicinity of the application dwelling. However, it is likely that a similar dormer extension could be constructed without consent, so it is not considered there is justification for refusal on these grounds, despite the absence of similar development.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raise no objection subject to condition relating to the construction of the driveway.

Landscape/Ecology:

A preliminary bat roost assessment was carried out at the application site on 17/03/2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential.

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 approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.