


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	31/07/25	Manager:	KH	Date:	31/07/25
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Application Ref:	3/2025/0323			 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	02/06/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed first floor infill extension to rear. Single storey extension to rear across the full width of the house.
Site Address/Location:	1 Northacre Drive, Barrow, BB7 9XT.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No representations 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 DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0101: Substitution of 16 house-types approved under planning permission 3/2013/0771 and 3/2014/0944 together with the addition of 3 new dwellings (Approved).

3/2014/0944: Substitution of housetype for 13 detached dwellings approved under planning permission 3/2013/0771 (Approved).

3/2013/0771: Proposed residential development of 102 dwellings (including twenty affordable units) (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached residential dwellinghouse at no.1 Northacre Drive, Barrow. The property comprises brickwork and render to the external elevations with white uPVC windows and benefits from an existing detached garage accessed via a private driveway. The site to which the proposal relates is located within the defined settlement area of Barrow and the surrounding area is predominantly residential in character, comprising numerous detached and semi-detached dwellings which form part of a recently constructed housing development.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed first floor infill extension to the rear of the property, along with a single storey rear extension. The proposal has been amended since the initial submission of the application in order to address design concerns.

The proposed first floor infill extension would measure 3.3m by 3m to align flush with the northern gable and western rear elevation of the property and would incorporate a pitched roof form measuring approximately 5.2m to the eaves and 7m to the ridge. To the rear elevation, 1no. window would be featured.

The proposed single storey rear extension would have a rearward projection of 3m and width of 8.7m. A lean-to roof form with 4no. rooflights would be incorporated with an eaves and ridge height of 2.5m and 3.3m respectively and bi-folding doors would be included to the rear.

With respect to materiality, the proposal would be finished in brickwork, roof tiles and white uPVC windows to match the existing dwellinghouse, along with aluminium doors.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings featured to the proposed development would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse and therefore it is not anticipated that any new opportunities for direct overlooking or loss of privacy would be resultant.

It is also not considered that the proposal would result in any significant adverse harm by way of overshadowing, loss of outlook or daylight. The proposed works would remain approximately 10m from no.3 Northacre Drive and this neighbouring property does not appear to benefit from any existing habitable room windows to its south facing gable elevation facing towards the proposal site. In addition to this, the proposed single storey extension would be adequately screened by both the application property and no.3's detached garage.

Accordingly, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

Paragraph 135 of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, and style’ and “not adversely affect the amenities of the surrounding area”.

The proposed development as originally submitted was not considered to comply with the above. Whilst the size, scale, and materiality of the first-floor extension was deemed to be appropriate and in proportion with the existing dwellinghouse, the incorporation of a proposed flat roof form was considered to result in an unsympathetic and poorly designed form of development due its visual relationship with the existing pitched roof forms of the application dwelling.

In addition to the above, there were also concerns regarding the impact of blocking up of 2no. windows to the southern roadside frontage of the dwelling. Whilst it is acknowledged that this element of the original proposal may fall to be permitted development, as the proposed alterations had been submitted as part of the planning application, and shown on the submitted plans, then an assessment of the impact upon external appearance and visual amenity was required.

In this respect, although it is recognised that a number of nearby dwellings benefit from a single blocked up window at first floor, these are understood to have been included as part of the original design of a minority of house types within the housing development. Notwithstanding this, the proposed alterations at the application property included the blocking up of both the ground and first floor openings featured to the southern side elevation of the property, directly fronting Middle Lodge Road. The proposed alterations, if implemented, would therefore take a visually prominent position with the existing street scene, resulting in a large expanse of solid wall which would appear at odds with the solid-to-void ratio featured to the remainder of the application dwellinghouse.

In view of the above, it was determined that the originally proposed first floor extension, by virtue of its flat roof form, would result in an unsympathetic and poorly design from of development, which together with the blocking up of the 2no. windows to the southern elevation of the main dwellinghouse, would result in poor design, harmful to the visual amenities of the host property and surrounding area.

Following discussions with the applicant, a revised scheme has been submitted. The originally proposed flat roof form featured to the first-floor extension has been replaced by a reverse gable design, while the 2no. windows to the side elevation of the primary dwellinghouse are shown to be retained. On balance, these measures are considered sufficient to address the aforementioned concerns.

The proposed single storey rear extension is also considered acceptable, insofar that the overall size, scale and design of the addition would appear appropriate when read in context with the built form of the dwellinghouse.

Taking account of the above, it is not considered that the amended scheme would result in any significant detrimental harm upon the existing amenities of the immediate or wider locality that would warrant a refusal to grant planning permission in this particular instance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development. The proposal would not result in an increase in the number of bedrooms at the site, nor are any alterations to the existing site access/ parking arrangements proposed. As such, it is not anticipated that the proposed

works would result in any significant detrimental impact upon highway safety or capacity in the immediate vicinity of the proposal site.

Landscape/Ecology:

A Bat Survey has been submitted with the application dated 20th May 2025. The report concludes that there are no known impacts to bat roosts as a result of the proposed development and therefore no further surveys are warranted at this time.

The report concludes that there are predicted impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed development. It is therefore recommended that the applicant avoids working on or in close proximity to the garden vegetation during the nesting season (February to September) unless the area has been carefully checked by a licenced ecologist immediately prior to works commencing. However, following a site visit, it was apparent that the applicant had already commenced work during the nesting season, including the temporary removal of a small section of hedgerow, as shown on the submitted plans, in order to gain access to the rear garden area. Notwithstanding this, the mitigation measures outlined with the report have been secured by way of a planning condition.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:

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