

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	01/07/2025	Manager:	KH	Date:	01/07/25
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Application Ref:	3/2025/0391			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/06/25	Site Notice:	02/06/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement of existing conservatory with single storey rear extension with mono-pitched tiled roof and alteration to existing window to front elevation.
Site Address/Location:	22 St Marys Gardens Mellor BB2 7JW.

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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2012/0104: Application for a Lawful Development Certificate for the proposed demolition of the existing pre-cast concrete garage from concrete base and the laying of two course engineering bricks on to the existing concrete base, erection of a double skin, pitch roof hobby shed onto the brickwork (Refused).

3/2008/0947: Retrospective permission for rear conservatory (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a semi-detached residential dwellinghouse at no.22 St Marys Gardens, Mellor. The property comprises render to the external elevations, concrete roof tiles and white uPVC windows and doors and benefits from an existing conservatory to the rear and detached single garage. The site to which the proposal relates is located within the defined settlement area of Mellor and the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory and construction of a single storey rear extension. As part of the development, the existing small staircase window to the front elevation of the property is also proposed to be replaced with a larger opening.

The proposed extension would project 3.2m from the rear elevation of the application property with a width of 5.5m. A lean-to roof form with 2no. rooflights would be incorporated measuring 2.5m to the eaves and 3.6m to the ridge. To the rear elevation, a set of bi-folding doors would be featured, along with a window opening to the south facing side elevation.

With respect to materiality, the proposal would be finished in render, concrete roof tiles and aluminium framed openings.

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 proposed to the rear extension, as well as the window alteration to the principal elevation of the application property, would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse. As such, now new opportunities for direct overlooking or loss of privacy are expected in this respect.

Furthermore, the proposed rear extension would be sited on the same footprint as that of the existing conservatory and would remain approximately 3m from the common boundary with no.21 St Marys Gardens. The addition would also be adequately screened from the occupiers of no.23 St Marys Gardens by the existing detached garage associated with this adjacent residential property. The proposal would therefore not result in any measurable adverse harm upon the existing amenities of these neighbouring residents by way of overshadowing, loss of outlook or daylight.

Taking account of the above, the proposed works would have an acceptable relationship with nearby residential receptors.

Visual Amenity/External Appearance:

The proposed extension would not be afforded a high level of visibility from the adjacent public realm being sited to the rear of the application property and therefore screened from view by the dwellinghouse itself. Notwithstanding this, the proposal would appear appropriate in size and scale when read in context with the existing built form of the dwellinghouse and would be similar in both size and scale to the existing conservatory which is proposed for demolition. The use of render and concrete roof tiles would also match the external facing materials featured to the existing property, ensuring visual integration and further reducing the impact of the proposal.

Furthermore, the proposed window alteration to the front elevation of the property would not result in any significant detrimental harm upon the existing visual amenities of the dwelling or the wider street scene.

Accordingly, the proposal is acceptable with regards to visual amenity and external appearance.

Highways and Parking:

The proposed development would not result in an increase in the number of bedrooms at the site, nor are any alterations to the existing site access or parking arrangements proposed. As such, it is not anticipated that the development would result in any measurable undue harm upon highway safety or parking.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed works. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

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.
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