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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** |  | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2020/0163 | | | | | |  | | | | |
| **Date Inspected:** | | | 21/04/20 | | | | | |
| **Officer:** | | | JM | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Approval** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Single storey extensions to side and rear. Alterations to fenestration. | | | | | | | | |
| **Site Address/Location:** | | | | | 42 Painter Wood Whalley Old Road Billington | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No objections | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One letter of objection raising concerns about proximity of side extension and overlooking garden area and possible loss of view. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DMG1 – General Considerations**  **Policy DMH5 – Residential extensions and curtilage extensions.** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **N/A** | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a detached bungalow which has fields to the rear. The building is white rendered with concrete tile with some timber cladding. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the following alterations;   * Some internal alterations and fenestrations changes. * Demolition of games room and construction of sun room and dining room on the same elevation. The extension would be 4.2m by 8.4 and single storey. * Link building from detached rear garage as new lobby area and extended kitchen. | | | | | | | | | | | | | |
| **Residential Amenity:**  Ribble Valley Core Strategy Policy DMG1 states that “development must not adversely affect the amenities of the surrounding area, and provide adequate day lighting and privacy distances. The objection about privacy is noted but given that the extension is reduced in size it is further away from the neighbouring property and although there are more windows on this elevation and the could be an element of overlooking side garden area the relationship is considered acceptable. | | | | | | | | | | | | | |
| **Visual Amenity:**  No harm is considered from a visual aspect as the property has a significant front garden and the design is appropriate to the building and area and reflects the original design and is still subservient to the main dwelling. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development will not result in any significant impact on the residential amenity or visual amenity of the area. With all the above taken into considered it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | |