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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **12.10.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0085 | | | | | |  | | | | |
| **Date Inspected:** | | | 4.10.2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed first floor extension over existing ground floor garage. | | | | | | | | |
| **Site Address/Location:** | | | | | 10 Bradyll Court Brockhall Village Old Langho BB6 8AS | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| Objections have been received from one address which are summarised as  Loss of light  Impact on Privacy  Visual Impact  Scale  Comments have been made with regard to property devaluation which is not a material planning consideration. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DMH5: Residential and Curtilage Extensions** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2020/0080 – First floor extension over attached garage – Withdrawn (returned invalid) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The property is a detached dwelling house located at the end of a cul-de-sac in Brockhall Village. It is constructed of brick with tiled roof. A flat roof extension has been constructed under permitted development rights to the rear of the attached side garage. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the construction of a first-floor extension over the garage and kitchen extension.  Amended plans have been submitted through the course of the application. | | | | | | | | | | | | | |
| **Principle of Development:**  The application is for a domestic extension to a dwelling which is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The site of the extension lies directly adjacent to number 8 which has rearward facing habitable room windows and is set further forward than number 10.  The original submission presented a first-floor extension over the whole of the ground floor extension which would have resulted in a two-storey structure projecting beyond the rear of number 8 to an unacceptable degree. This would have broken a 45-degree line taken from the nearest habitable room window on this property. The 45-degree rule is a generally accepted method of measuring the degree of overshadowing to a neighbouring property.  Furthermore, as the extension would be to the south it is considered that this would have resulted in unacceptable overshadowing to the rear of the property and parts of the patio, and been overbearing due to its bulk.  Amended plans were submitted on 26th August and 2nd September 2021 which reduced the depth of the extension so it is in line with the original rear elevation and added a pitched roof to the remaining single storey section. This followed an earlier amendment to set just the front elevation back. Supplementary site plans were also received on 4th October which demonstrated that the revised scheme would not break a 45-degree line taken from number 8’s utility room window.  The extension does not include any side facing windows that would directly overlook the neighbouring properties and the rearward facing window is in line with existing rearward facing bedroom windows will predominantly overlook their own garden.  The concerns raised by neighbours are acknowledged and the amended plans submitted seek to address the concerns with regard to scale, overshadowing and loss of light. The impact on the neighbouring property is now considered to be acceptable. | | | | | | | | | | | | | |
| **Visual Amenity:**  The comments with regard to scale are noted but it is not considered that the addition of a second storey will result in a disproportionate addition to this detached house. It will be within the confines of the existing footprint and leaves an adequate gap to the side boundary so as not to result in a terracing effect. The extensions have also been reduced in scale and height so that they appear more subservient to the original house. A condition will be imposed to ensure that it is constructed using matching materials. As such the proposal is considered acceptable in terms of its appearance. | | | | | | | | | | | | | |
| **Ecology / Trees:**  There will be no trees affected by the development  An ecological survey has been submitted which concludes that there are negligible roosting opportunities for bats and no impact on other protected species.  It does suggest that biodiversity enhancements could be incorporated into the building and garden area. | | | | | | | | | | | | | |
| **Highways:**  The ground floor will remain as existing and there is adequate parking for at least 3 cars within the curtilage. As such there are no envisaged highway safety issues. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  For the reasons above and having regard to the material planning issues, it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |