|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 5/11/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0819 | | | | | |  | | | | |
| **Date Inspected:** | | | 26/10/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed new extension and roof terrace to rear of existing private dwelling. | | | | | | | | |
| **Site Address/Location:** | | | | | 83 Chatburn Road, Clitheroe. BB7 2AS | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Clitheroe Town council have no objections. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  None. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached property in Clitheroe. The property is constructed from stone with render, slate roof tiles and white UPVC doors and windows. The proposal site is situated within a residential area on a busy main road comprising numerous semi-detached properties. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey rear extension and roof terrace. | | | | | | | | | | | | | |
| **Principle of development:**  The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed extension would incorporate a set of patio doors on its rear North-western elevation and windows on its North-eastern side elevation. These doors and windows would solely provide views into the property’s rear yard and garden therefore the extension would not compromise the privacy of any neighbouring residents.  The roof terrace would provide elevated views into the property’s rear yard and garden in an identical manner to the property’s existing first floor windows forming part of the rear outrigger. The South-western side of the roof terrace would be sited close to the common boundary shared with No. 81 Chatburn Road however the roof terrace would be set 2.5 metres below the adjoined roof pitch of the property’s utility / laundry room which would prevent any overlooking into the rear garden of No. 81. Accordingly, it is not considered that the roof terrace element of the proposed works would lead to any loss of privacy for any neighbouring residents.  The extension would be located approximately 13 metres away from the gable end of No. 85 Chatburn Road with its South-western side elevation being entirely screened from No. 81 Chatburn Road behind the North-eastern elevation of the property’s utility / laundry room. Accordingly, no loss of natural light or outlook to any neighbouring residents is anticipated a result of the proposed works. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed rear extension would have a height of 3 metres and as such would be subservient to the roof height of the main property. The rear extension would have an outward projection and width of 5.5 and 4 metres respectively serving as an infill between the property’s existing rear two-storey outrigger and elongated utility / laundry room. As such, the extension as a whole would comprise a relatively modest footprint in comparison to the footprint of the main property and its residential curtilage.  Moreover, the extension and roof terrace would be sited to the rear of the property away from the public realm where it would only be partially viewable to the neighbouring residents of No. 81 and 85 Chatburn Road. Furthermore, the extension would consist of natural stone with render, slate roof tiles and white UPVC doors and windows, all of which would match the external features of the main property. As such, it is not considered that the proposal would have any adverse impact upon the visual amenities of the area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey conducted at the property on 1/9/21 found no evidence of any bat related activity however the proposal site was found to offer moderate potential for nesting birds therefore an additional planning condition has been implemented to ensure the protection of nesting birds in the event of any works being carried out within the breeding bird season (March-August inclusive). | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the property’s existing parking it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal does not raise any concerns in relation to residential amenity in as much that the proposed works would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.  The extension and roof terrace would be a modest addition to the existing property carrying a minimal visual impact that would have no undue impact upon the visual amenities of the surrounding area.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |