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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **22.10.21** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | **y** |  |
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| **Application Ref:** | 3/2021/0911 |  |
| **Date Inspected:** | 21/10/2021 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVE** |
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| **Development Description:** | Loft conversion and rear dormer.  |
| **Site Address/Location:** | 26 Ribble Lane Chatburn Clitheroe BB7 4AG |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None |
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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:**None |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application property is a mid terraced dwellinghouse constructed of red brick and render with slate roof located on Ribble Lane on the edge of Chatburn. There is an unmade access to the rear of the property leading to a group of garages and beyond this open agricultural land. Other properties in the row have existing rear dormers and existing outrigger extensions of 1 or 2 storeys. |
| **Proposed Development for which consent is sought:**The application seeks consent for a loft conversion with rear dormer and front rooflights.  |
| **Principle of Development:** The application is for a domestic extension and is considered acceptable in principle. The proposal would appear to fall within permitted development limits in terms of size but may not in terms of the materials, however the material planning considerations will be assessed below.  |
| **Residential Amenity:**The rear dormer will introduce a new window at second floor level but will allow views predominantly towards the garages or roofs of existing extensions. There are no concerns raised with respect to residential amenity.  |
| **Visual Amenity:**The proposed dormer appears larger and higher than some of the more modest ones on the adjacent properties. However, it is still set back from the eaves, ridge and boundaries of the property. It is located on the rear and will be partially visible on the approach up Ribble Lane. It is proposed to face the dormer in UPVC cladding and the colour is not specified. As it will be seen from some public vantage points and the open land behind it is considered that this must be a dark colour given its size. It is noted that others are white PVC but these are some age and should not set a precedent. This will be secured by condition. The rooflights will have a minimal impact on the property and would be permitted development.  |
| **Ecology / Trees:**A bat survey has been submitted which reveals that the building does not provide potential for roosting bats, being inaccessible to them and no evidence of bats was found. No trees are affected.  |
| **Highways:**The proposal will increase the number of bedrooms from 2-4 and LCC parking standards would require 3 off street parking spaces for a house of this size. In this case they have confirmed that they will accept the shortfall and raise no objections.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Having regard to relevant core strategy policies and the material planning consideration the proposal is considered acceptable and it is recommended accordingly.  |
| **RECOMMENDATION**: | The planning permission is granted.  |