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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 29/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0914 | | | | | |  | | | | |
| **Date Inspected:** | | | 21/9/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Infill kitchen extension and associated internal alterations. | | | | | | | | |
| **Site Address/Location:** | | | | | 6 Eshton Terrace, Clitheroe. BB7 1BQ | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Clitheroe Town Council have no objections. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| Four objections have been received in respect to the application. These objections are summarised as:   * Impact of the proposal upon residential amenity | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME4 – Protecting Heritage Assets  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  None. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a terraced property in Clitheroe. The property consists of stone and render, slate roof tiles and white UPVC doors and windows. The surrounding area is residential comprising numerous terraced properties. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a rear single storey infill extension. | | | | | | | | | | | | | |
| **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. The proposal site is also situated within the Clitheroe Conservation Area therefore consideration will be given towards the effect of the proposal on the historic character of the surrounding area. | | | | | | | | | | | | | |
| **Residential Amenity:**  The extension would incorporate a set of sliding doors on its rear North-eastern elevation which would solely provide views into the property’s rear yard therefore it is not considered that the proposed works would compromise the privacy of any neighbouring residents.  The North-western side elevation of the infill extension would adjoin to a common boundary wall shared with No. 8 Eshton Terrace which contains windows at the ground floor level on its rear elevation. The proximity of the extension to the aforementioned common boundary wall has led to concerns being raised during the application’s consultation process with regards to a potential loss of natural light to the residents of No. 8 Eshton Terrace.  These concerns are noted and would have been wholly relevant in the context of an extension comprising an entirely vertical side elevation which would have almost certainly led to a tunnelling effect on No.8. However, in this instance the extension’s side elevation would only have a minimal projection above the boundary wall of just 0.6 metres with its lean-to roof sloping away from the boundary wall which would still allow an acceptable level of natural light to pass through to the rear elevation of No.8. Accordingly, it is not anticipated that the proposed works would lead to any significant loss of natural light or outlook for the adjoined neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed infill extension would have an eaves and roof pitch height of 2.3 and 3.4 metres respectively making it wholly subservient to the main property in terms of height. The extension would comprise a relatively small footprint measuring 5.4 x 2.3 metres therefore the proposal would be a modest addition to the existing property. Moreover, the extension would have a minimal visual impact in as much that it would be sited to the rear of the property outside of the public realm.  Furthermore, the extension would be constructed from render and slate roof tiles which would merge well with the external features of the main property and other properties in the area. Accordingly, it is not considered that the proposed works would have any undue impact upon the visual amenities of the area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **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 arrangement it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Heritage:**  The proposal site is situated within the Clitheroe Conservation Area. With reference to making decisions on applications for development in a conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*  Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.  The Clitheroe Conservation Area Appraisal (2005) identifies the ‘*continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to the Clitheroe Conservation Area.  As stated above, the proposed extension would consist of render and slate roof tiles both of which would match the external features of the property’s rear elevation. As such, the proposed choice of external materials in this instance would be wholly appropriate and would not detract from the historic character of the surrounding Conservation Area. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The existing spatial layout to the rear of properties along Eshton Terrace provides a less than ideal setting for the introduction of rear extensions however in this instance it is not considered that the impact of the proposed development upon the provision of natural light received by the adjoined neighbouring residents would be significant enough to warrant refusal of the proposal.  Moreover, the proposal would be sited out of the public realm to the rear of the property without having any undue impact upon the visual amenities of the area or the historic character of the Clitheroe Conservation 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**: | | | | In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted. | | | | | | | | | |