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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SH** | | | | **Date:** | **25/11/2021** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1095 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 23/11/2021 | | | | | |
| **Officer:** | | | **SH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed ground floor rear extension. | | | | | | | | |
| **Site Address/Location:** | | | | | 29 St Peters Close, Clayton-le-Dale, BB1 9HH | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comment | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential & Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  No relevant planning history. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Location:**  The application relates to a semi-detached property on the South side of St Peter’s Close within the settlement of Clayton-le-Dale. The site is located in a primarily residential area, featuring a mix of both two storey and semi-detached bungalow properties. The properties back onto Greenbelt open countryside and benefits from a private driveway with garage at the front of the property. The property consists of pebble dash render, with concrete roof tiles and white UPVC windows. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a lean-to roof single storey extension to provide a new open plan kitchen dining space to adjoin the existing side extension to the rear of the property. The extension will protrude approximately 3.8m off the South-West elevation, and will span a total of around 7.5m in width. A section of the proposed development will be placed on an angle to allow a gap of 1m to be retained between the extension and the neighbouring boundary with No.31 St Peters Close. It will measure approximately 3.5m at the maximum roof height, and the eaves will fall at a height of 2.6m from ground level. Proposed materials include sand coloured render for the exterior walls, a glazed roof with grey frames and grey bi-fold doors leading to the garden. | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The neighbouring property situated to the South-East of the proposed development at No.31 St Peter’s Close will fall approximately 2m from a wall of the proposed extension. A window situated on the neighbouring properties side elevation will front a blank wall of the proposal, however this window is related to the garage of the neighbouring property and features frosted glass. There is also currently a wooden shed owned by the applicant which is positioned in front of the existing window on No.31. As a result, this will not be considered to have a detrimental effect regarding loss of light or overlooking because of the proposal. The extension will also not extend further than the rear elevation of No.31 and therefore should not provide opportunities for loss of light or loss of privacy as a result.  The adjoining property to the North-West of the application site is No.27 St Peter’s Close. The rear extension proposed on the application site will solely include Bi-Fold doors to access the garden, and will not feature any windows on the side elevation facing the property. Along with this, there is a boundary fence, which will assist in masking some of the extension from the rear windows of the neighbouring property. As such, it is considered that the rear extension will not cause any harm regarding residential amenity on the aforementioned dwelling. | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.  The proposed extension to the rear of the application property will be single storey, with a lean-to roof, and stand at a maximum height of 3.5m , with the eaves measuring 2.6m from ground level. Due to the positioning of the dwelling, and with the extension being sited at the rear, the extension will not be seen from St Peter’s Close highway. The property backs onto greenbelt land, but due to the separation distance of over 200m from the closest Public Right of Way, the development would not be clearly visible from the rear. Furthermore, the nature of the proposal being single storey and featuring a lean-to roof, the extension will remain subservient to the existing property. Hence, will not be considered to be detrimental to the visual amenity of the immediate area.  The intended building materials for the extension will include sand coloured render in order to complement with the existing external appearance of the property. It will also introduce new resources not currently found on the property such as the proposed glazed roof with grey frames. However, as the scheme is sited at the rear of the dwelling, and due to the individually designed properties in the area, the use of the material suggests that no visual harm will occur and will not impact the application property or the character of the area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal as the proposed works would not be deemed to affect the property’s existing parking arrangement and therefore it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | |