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| Report to be read in conjunction with the Decision Notice. |
| **Signed:** | **Officer:** | **SH** | **Date:** | **02/02/2022** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/1148 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 24/01/2022 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **REFUSAL** |
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| **Development Description:** | Proposed hip to gable extension and addition of rear dormer.  |
| **Site Address/Location:** | 10 Chatburn Park Drive, Clitheroe, BB7 2AY |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Clitheroe Town Council response received 18/01/2022 – No Objections |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highway’s comment received on 05/01 – No Objections |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**14/1104:Proposed single storey rear and side extension following demolition of existing garage and store (Resubmission of application 3/2014/0447). (Approved)14/0447: Proposed single storey rear and side extension following demolition of existing garage and rear porch. (Refused) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site relates to a semi-detached two storey property situated on the Southern side of Chatburn Park Drive, within the settlement boundary of Clitheroe. The dwelling itself consists of a mixture of natural stone facing, with both pebbledash and white ‘K’ render, concrete roof tiles and Aluminium windows and doors. The surrounding area is predominantly residential, with Clitheroe Royal Grammar School situated to the North-East of the site. The dwelling is not situated on any designated land.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a hip to gable extension in order to accommodate a flat roof dormer on the rear elevation. The dormer will measure approximately 5.7m in length, a height of 2m and a will project approximately 3.4m off the plane of the roof respectively. The total volume of the roof additions will measure roughly in excess of 40m³. The application proposes to cover the rear dormer with Seam Zinc cladding, with Solar SV Panels with aluminium framing on the dormer roof plane, with the gable end featuring a render finish.  |
| **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 application property is a semi-detached dwelling and fronts the highway of Chatburn Park Drive. Therefore, the properties most at risk from the development are the adjoining property of No.8 and the neighbouring property of No.12 Chatburn Avenue. The proposed rear dormer includes windows on its Southern elevation, with the largest providing light to the proposed bedroom. The dormer windows will allow for a similar overlooking to the rear of the property as the existing rear windows on the first floor, and separation distances of approximately 26m at the rear to the closest neighbour, the development will not be considered to result in significant overlooking or loss of privacy on surrounding residents. In terms of loss of light, due to the positioning of the extension on the roof plane with the dormer to the rear, the adjoining property of No.8 will not experience any overshadowing as a result of the hip to gable extension. Desktop analysis also shows that the construction of a roofscape extension will not have a significant effect on windows on the Western elevation of No.12.  |
| **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 proposal includes some significant alterations to the existing property which include a hip to gable roof extension, with a flat roof box dormer featuring solar panels on aluminium framing to the rear of the dwelling. These solar panels will be sited on the flat roof of the dormer and will sit just above the existing ridgeline at the highest point of the property. As such, these will be visually prominent from the front elevation of the property. The proposed rear dormer would also sit closer to the boundary line between No.10 and No.12 due to the gable extension, and as such would shorten separation distances between the dwellings. Furthermore, when examining the existing street scene, all the adjacent properties contain a hipped roof design, meaning the proposal will be a very pronounced feature along Chatburn Park Drive. It is considered that the cumulative impact of the hip to gable extension, along with the rear dormer, will significantly disrupt the existing roofscape and street scene which in turn would have a largely negative impact upon visual amenity in the surrounding area.  |
| **Landscape/Ecology:**A bat survey was completed on 02/12/2021, concluding that the lack of evidence found indicates that the building is considered to have a negligible habitat value for supporting roosting bats and lack of roosting features present. As such, it is considered unlikely that bats will be disturbed as a result of this proposal.  |
| **Highways:**Lancashire County Council Highways have been consulted on the proposal and concluded that the development does not create an increase in parking requirements. The required parking of 2 parking spaces can be provided within the curtilage of the property. As such, Highways have no objection to the above proposal as they are of the opinion that it should have a negligible impact on Highway safety and Highway capacity in the immediate vicinity of the site.  |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal does not raise any significant concerns in relation to residential amenity in as much that it would not provide any new opportunities for overlooking nor would it lead to any significant loss of natural light or outlook. However, the proposal does raise some significant concerns in relation to visual amenity in as much that it is considered that the cumulative effect of the proposed works would have an overbearing and disruptive presence that would be incongruous with the existing roofscape and street scene on the Southern side of Chatburn Park Drive.It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused. |
| **RECOMMENDATION**: | That planning consent be refused for the following reasons: |
| **01** | The proposal, by virtue of the cumulative impact of the proposed roof alterations would result in the introduction of an incongruous, anomalous, and discordant form of development that fails to respond positively to the inherent character of the immediate roofscape and street scene, being of significant detriment to the character and visual amenities of the area. As such the proposal is considered to be in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy. |