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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 06/01/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1154 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 05/01/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
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| **Development Description:** | | | | | Loft conversion with side facing dormer. | | | | | | | | |
| **Site Address/Location:** | | | | | 27 The Hazels, Wilpshire, BB1 9HZ. | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Wilpshire Parish Council: object to this application on the following grounds:   * Visual amenity – detrimental effect on street scene. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| Highways:   * No Objection to the proposal in principle. As the development would see an increase from a 3-bedroom to a 5-bedroom property, 3 parking spaces would need to be provided within the curtilage of the property. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None received. | | | | | | | | | | | | | |
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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  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and 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 Surrounding Area:**  The application relates to a detached property situated in the settlement boundary of Wilpshire. The property is constructed with a mixture of White render, Natural stone, and red brick, along with concrete roof tiles and white UPVC doors and windows. The surrounding area is primarily residential, with a large area of Greenbelt lying immediately to the North of the proposal site. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a side dormer to accommodate a loft conversion, allowing for two new bedrooms and a bathroom. It will feature a hipped roof, which will extend a maximum of approximately 3.2m from the roof plane, and measure around 9.1m in length. The maximum ridge height of the proposed dormer will sit just below the existing ridgeline, at approximately 8.1m, with the eaves falling to around 6.5m respectively. Materials of the proposed dormer will include white render and concrete roof tiles.  External alterations will also include the introduction of a new window from the new proposed bedroom 4 on the front elevation of the property, along with a new window and Velux rooflights on the proposed dormer. To the rear elevation, new windows will be installed on the third floor, measuring approximately 3.5m in width and 2.8m to the highest point, and existing windows on the first floor will be replaced with Bi-Fold doors featuring Juliet balconies.  Two new rooflights are to be installed on the roofline of the western elevation of the property, to provide natural light to the planned bathroom. | | | | | | | | | | | | | |
| **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:**  As the development is situated on the Eastern elevation of the property, and due to separation distances, the only property that could be affected by the proposal would be No. 37 The Hazels, which sits on the opposite side to the Electrical Substation and Pumping Station. The window proposed on the eastern elevation of the dormer is to provide natural light to the landing, which is an inhabitable room. The side elevation of the neighbouring property that faces the proposal also does not have any windows, and therefore the likelihood of loss of privacy and overlooking because of the development will be low.  As Greenbelt land is situated to the North of the property, and as the dormer will be set down from the ridgeline of the existing property, the development will also not contribute to any overshadowing on neighbouring properties. | | | | | | | | | | | | | |
| **Visual Amenity:**  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 side dormer will measure approximately 9.1m by 3.2m, with the dormer standing at a total maximum height of around 8.1m, with the eaves falling to around 6.5m from ground floor level on the front elevation. The total dormer volume will calculate at nearly 70m³. As such, the proposed dormer will be a significant addition to the existing property that will have a considerable visual impact by virtue of its visibility from the highway and within the public realm.  However, it is worth noting that properties situated along ‘The Hazels’ comprise of a mixture of true bungalows, larger dormer bungalows and some two-storey properties all of which contribute towards a particularly uneven roofscape along the length of the estate. Dormers are also a common feature on nearby properties, with many having unique designs. As the height of the roofline is not to be increased to accommodate the third storey, and as the surrounding area lacks a uniform roofscape, it’s considered that the proposed development would integrate effectively with the existing building and will not have a detrimental impact on the dwelling or the surrounding area in terms of visual amenity.  External alterations to the rear would also have a reduced impact visually to the property as these will be out of public view, and as there are no public rights of way in which the development would be seen from, the addition of bi-fold doors and large window to the North elevation would therefore not have an adverse impact on visual aspects of the development.  The materials chosen have been selected for the extension to match the materials found on the existing host dwelling and neighbouring properties. As such, this would not lead to an incongruous feature, and would be considered acceptable. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey was completed on 18/11/2021, concluding that there is still potential roosting places associated with the roof, facias and walls, but the likelihood of significant disturbance in the future from noise and/or vibration in the course of the currently proposed work, is negligible. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have been consulted regarding the application, and have made comment to the fact that as the property is increasing from a 3-bedroom to a proposed 5-bedroom, 3 parking spaces are required by parking standards for this size of property, and should be accommodated for within the residential curtilage. After the site visit, it is clear to see that the hardstanding to the front of the property has the space to accommodate 2 parked vehicles, and the property also benefits from a garage, which could accommodate the 3rd space needed. As such, the development will not have any undue impact on highway safety, and therefore Highways have no objection to the proposal. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Concerns have been made by Wilpshire Parish Council in reference to the development being considered to have a detrimental effect visually on the surrounding street scene. It can be argued that the proposed works will have a considerable visual impact by virtue of its size and visibility however given the varied and somewhat unconventional context of the existing street scene found at ‘The Hazels’ it is not considered that the proposal will be an over dominant or incongruous feature.  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. | | | | | | | | | |