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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 6/1/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2021/1166 |  |
| **Date Inspected:** | 8/12/2021 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approval |
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| **Development Description:** | Proposed single storey side and rear extension and garage conversion to form additional living accommodation. |
| **Site Address/Location:** | 5 Higher Field, Langho. BB6 8HQ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Billington and Langho Parish Council consulted on 22/11/21 – no response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| Two objections have been received in relation to the proposal. These objections are summarised as:* Impact of the proposal upon residential amenity
* Impact of the proposal upon visual amenity

The objections raised also include references to non-planning issues which include:* Structural / foundational issues with regards to construction of the proposed extension
* Boundary related issues with regards to the partial removal of an existing common boundary fence
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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 MobilityPolicy DMH5 – Residential and Curtilage Extensions**NPPF** |
| **Relevant Planning History:****3/2021/0473:**Proposed single storey utility room extension to side of property (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached property in Langho. The property consists of red brick, concrete roof tiles and brown UPVC doors and windows. The surrounding area is residential and is characterised by numerous detached properties. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a single storey side and rear 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. |
| **Residential Amenity:**The bi-folding doors and window on the extension’s rear and side elevations would solely provide views into the property’s rear garden therefore it is not considered that the extension would compromise the privacy of any neighbouring residents. The North-eastern side elevation of the extension would be sited directly on the common boundary shared with No. 7 and No. 9 however the extension would adjoin to the eaves of the property’s existing garage with its roof pitch leaning away from the common boundary. Accordingly, it is not anticipated that the proposed works would lead to any overshadowing or loss of outlook for the adjacent neighbouring residents. |
| **Visual Amenity:**The extension would be set well below the eaves and roof pitch of the main dwelling with its footprint being largely sited on the footprint of the property’s existing garage and conservatory therefore the extension would read as subservient to the existing property.The extension would be partially viewable within the public realm from Higher Field however the large majority of the structure would remain screened within the property’s rear garden. The extension would be partially viewable from the rear of No. 7 and No. 9 Higher Field however the extension would be modest in terms of height with its roof slope leaning away from these properties. As such, it is not considered that the extension would appear over dominant or result in any harm to the visual amenities of the area. |
| **Landscape/Ecology:** No ecological constraints were identified in relation to the proposal. |
| **Highways:** LCC Highways have reviewed the proposal and have no issues with the proposed works. The proposed off street parking arrangement would be wholly compliant with the relevant LHA guidance therefore it is not considered that the proposal would pose any issues with regards to highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal does not raise any concerns with regards to residential amenity in as much that the extension would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.The extension would not be an over dominant feature and would remain predominantly screened from the public realm without having any undue impact upon visual amenity.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. |