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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SH | **Date:** | 31/01/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2021/1193 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 24/01/2022 |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed replacement rear single storey extension. |
| **Site Address/Location:** | 34 Eshton Terrace, Clitheroe, BB7 1BQ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
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| **CONSULTATIONS:**  | **Additional Representations.** |
|  No comments have been 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 DevelopmentKey Statement EN5 – Heritage AssetsPolicy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME4 – Protecting Heritage AssetsNational 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 terraced property along Eshton Terrace within the settlement boundary of Clitheroe. The property consists of render on the exterior, with slate roof tiles, and white UPVC doors and windows. The surrounding area is predominantly residential, with it backing onto a Grade II Listed Historic Park and Gardens, surrounding Clitheroe Castle, situated to the North-East of the development site. The site also falls within the boundaries of the Clitheroe Conservation Area.  |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition and replacement of a single storey rear extension. It will project approximately 4.8m off the existing kitchen, and will span around 2.9m in length, adjoining to the parapet wall. The extension will feature a lean-to roof, measuring at a maximum height of 4.1m, with the eaves height falling to approximately 2.4m from ground level. The materials will include render, natural slate roof tiles with 2 conservation roof lights, and white UPVC windows and doors.  |
| **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 situated within the Clitheroe Conservation Area, therefore additional consideration will be given towards the effect of the proposal on the historic character of the surrounding area. Attention should also be given to the proposed applications impact on the Grade II Listed Historic Park and Gardens.  |
| **Residential Amenity:**The application property in question lies in the middle of a terraced row on the highway of Eshton Terrace. The proposal will extend off the Northern elevation, with the Historic Park and Gardens of Clitheroe Castle being sited to the North of the development. As such, the neighbouring properties most likely to be affected by the proposal are No.32 and No.36 Eshton Terrace. The extension will be sited on the rear and will protrude to the same extent as the existing extension. The extension will also be sited close to the boundary between the application property and No.32 Eshton Terrace, however as no windows are going to be featured on the right elevation, and due to the proposal replacing an existing extension, there are no new opportunities being generated in regard to overlooking or loss of privacy on this neighbouring property. No.36 sited to the West of the application property features a similar extension on its rear, and with the design of the proposed extension, could result in overlooking into windows on the neighbouring dwelling. Although, due to separation distance and a high boundary fence and wall, significant risk of loss of privacy or overlooking is mitigated due to the boundary treatments. The roof of the extension will be raised to match the roof height at No.32 however it will not create any new opportunities for overshadowing. As a result, it is considered that the proposed works would have a low effect on residential amenity on the surrounding area.  |
| **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 rear extension would feature a lean-to roof with an eaves height of approximately 2.4m and a maximum height of 4.1m from ground floor level. This will make it wholly subservient to the main property in regard to height. As the extension will be sited to the rear of the property, this will mean the proposal will be barely visible from the public realm. A shared access track runs along the rear of the properties of Eshton Terrace, to provide access to detached garages. The extension will be visible from this track however as it is only readily used by neighbouring residents, it will not be considered to have a detrimental impact visually. The property backs on to Clitheroe Castle Park area but will be largely shielded due to changes in topography of the land resulting in the development being situated behind a boundary wall and fence at the rear, as well as the park having a significant proportion of tree planting. The design will feature a raise in the roofline to the existing extension, which will now be in line with the neighbouring resident’s extension at No.32. The materials chosen are considered acceptable, and as such the proposed development will not be of detriment to the character or visual amenities of the area.  |
| **Landscape/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 will not affect the existing parking arrangement on site it is not considered that the proposal will have any undue impact upon highway safety. |
| **Heritage:**The application site is situated within the boundaries of the Clitheroe Conservation Area, and so consideration must be given towards the impact will have on the historic character of the surrounding area. With reference to making decisions on applications for development situated within a conservation area, 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.”*The Ribble Valley Borough Council Core Strategy also emphasizes the importance that all development within a Conservation Area should *“respect and safeguard the character, appearance and significance of the area”.* A Clitheroe Conservation Area Appraisal was comprised in 2005 and discusses the potential threats to losing the historic character of the region through development. The application property is located within Character Area 2, which states principal negative features of the area to be “Loss of architectural detail”, along with “Insensitive alterations of historic buildings” and “Modern development out of character within the Conservation Area”. Regarding this development, the scale and design of the development is considered in keeping with the architectural design of the house due to the extension being of similar design to the current dilapidated development at the rear of No.34. The Clitheroe Conservation Area Appraisal discusses how Render is a common external material, and how “the roofscape is dominated by Slate”. As such, the chosen materials for the extension would be considered in keeping with material details discussed in the appraisal and as such, would have a negligible impact on the visual amenities of the defined Clitheroe Conservation Area.  |
| **Observations/Consideration of Matters Raised/Conclusion:**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. |