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| **Application Ref:**  | 3/2022/0422  |   |
| **Date Inspected:**  | 22/06/22  |
| **Officer:**  | SK  |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL**  |

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| **Development Description:**  | Proposed side and rear dormer to dwelling. Resubmission of 3/2021/1148.  |
| **Site Address/Location:**  | 10 Chatburn Park Drive Clitheroe BB7 2AY  |
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| **CONSULTATIONS:**  | **Parish/Town Council**  |
| No objections raised.  |  |

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|  | **Report to be read in conjunction with the Decision Notice** | **.**  |  |
| **Signed:**  | **Officer:**  | **SK**  | **Date:**  | **22.06.22**  | **Manager:**  | **NH**  | **Date:**  | **22.06.22**  |

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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies**  |
| **LCC Highways:**  |  |
| N/A  |
| **CONSULTATIONS:**  | **Additional Representations.**  |
| No representations received in respect of the application.  |

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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:**  |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  National Planning Policy Framework (NPPF)  |
| **Relevant Planning History:** **3/2021/1148:** Proposed hip to gable extension and addition of rear dormer. (Refused) **3/2014/1104:** Proposed single storey rear and side extension following demolition of existing garage and store (Resubmission of application 3/2014/0447). (Approved) **3/2014/0447:** Proposed single storey rear and side extension following demolition of existing garage and rear porch. (Refused – Appeal Dismissed) |

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| **ASSESSMENT OF PROPOSED DEVELOPMENT:**  |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached two-storey property situated on the southern side of  |

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| Chatburn Park Drive, the site is within the defined settlement limits of Clitheroe with the area being devoid of any other special designations.  The dwelling is faced in of a mixture of natural stone facing, with both pebbledash and white ‘K’ render. The surrounding area is predominantly residential in character, largely typified by pairings of semi-detached dwellings.   |
| **Proposed Development for which consent is sought:** The application seeks consent for the erection of a rear to-side ‘wraparound’ dormer that will be accommodated on the south and east facing roof-planes of the dwelling. It is proposed that the dormer will match the existing apex height of the current hipped-roof configuration being set back from the side elevation of the dwelling by approximately 310mm and will also benefit from a set-back of approximately 330mm from the rear elevation of the dwelling.  Due to the configuration of the dormer and its interface with the existing roof arrangement, this will result in the primary front-facing roof-plane (north) being partially hipped with a mono-pitch arrangement that follows the slope of the aforementioned roof-plane.   |
| **Impact Upon Residential Amenity:** The application property is a semi-detached dwelling fronting Chatburn Park Drive. As such, the existing residential receptors most-likely to be impacted by the development are that of 8(adjoining) and 12 Chatburn Park Drive. Consideration must also be given in respect of the potential of the proposal have a negative impact upon the adjacent properties to the south-west fronting Chatburn Avenue by virtue of direct overlooking from an elevated position.  The proposed dormer includes two side windows on the east-facing elevation that will directly overlook number 12 Chatburn Park Drive, albeit views afforded primarily of the roof of number 12 with oblique views being afforded to the rear and front garden area of the property. Two of the windows will serve a proposed shower room with the remaining window being located at the top of a landing area within the proposed bedroom which the dormer seeks to accommodate. In this respect and taking account of the configuration, use and orientation of the aforementioned windows it is not considered that their introduction will significantly compromise the privacy of number 12 to a degree that would warrant the refusal of planning permission in this respect.  Given the proposed dormer accommodates windows on the rear elevation, consideration must also be given in respect of the potential for the dormer to result in impacts upon existing residential amenities by virtue of elevated overlooking to the properties to the south fronting Chatburn Avenue. In this respect the interface distance between number 10 and the properties to the south is considered adequate so as to mitigate any such impacts with the interface distance being in excess of 26m.   |
| **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” with further emphasis placed on the visual appearance of development and its relationship to the surrounding character of the area. The proposal includes some significant alterations to the existing roof that will result in a partial hipto-gable arrangement albeit that the arrangement will not be directly constructed off of the existing rear or side wall-plate. This will result in small elements of the existing roof and eaves being visible in context with the proposed alterations resulting in a somewhat incoherent appearance, with the scale  |
| and cumulative extent of the alterations proposed inherently undermining the character of the host building. Due to the configuration of the dormer and its interface with the existing roof arrangement, this will result in the primary front-facing roof-plane (north) being partially hipped with a mono-pitch arrangement that follows the gradient of the aforementioned roof-plane. This results in a clumsy and ill-conceived visual interface and junction between both the newly altered north facing ‘mono-pitch’ element and that of the existing hipped roof, with a small remnant of the hipped roof, at the northeastern eaves, remaining visible. It is considered that the cumulative impact of the proposal will significantly disrupt the inherent character of the existing roofscape which remains largely uniform and coherent insofar that the predominant hipped-roof form of the two-storey dwellings in the area remains largely intact. It is further considered that the proposal will result in a significant visual unbalancing of the pair of semidetached dwellings of which the application property forms part of.  As such, taking account of the level of visibility that will be afforded to the proposal from the public realm, it is considered that the proposed development will be of significant detriment to the character and visual amenities of the immediate streetscene and surrounding area.  |
| **Landscape/Ecology:** The application has been accompanied by a Preliminary Bat Roost Assessment. The report concludes that there was no evidence of the building having been utilised by bats for the purposes of roosting and is of negligible potential for roosting bats. As such there is no requirement for mitigation to be provided to offset the potential impacts upon development.  |
| **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 refusal.  |
| **RECOMMENDATION**: | That outline planning consent be refused for the following reason(s)  |
| **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.   |