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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MW** | | | | **Date:** | **4/10/22** | **Manager:** | | **SK** | **Date:** | **5.10.22** |
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| **Application Ref:** | | | | 3/2022/0629 | | | | |  | | | |
| **Date Inspected:** | | | | 12/09/2022 | | | | |
| **Officer:** | | | | MW | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed side and rear single storey extension and dormers to detached dwelling. | | | | | | | |
| **Site Address/Location:** | | | | | 15 Hacking Drive Longridge PR3 3EP | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No objection. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | | No objection. | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| One additional representation has been made citing concern at the scale of the project. | | | | | | | | | | | | |
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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:**  None. | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached dormer bungalow property in the South-West of the settlement of Longridge. The surrounding area is predominantly residential, typified by residential dwellings of an age and architectural style similar to the application property with the Shay Lane Industrial Estate lying to the North-West of the residential area. The property consists of red brick, concrete roof tiles and white uPVC windows and doors. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a single-storey side and rear extension to the dwelling to enable a larger kitchen and living space on the ground floor of the property. In addition, the scheme proposes two dormer windows on each pitch of the existing roof and the creation of a small porch at the front of the property. The single storey rear extension will measure 5 metres in length from the existing rear wall and will feature a duo pitched roof extending across the rear of the property with an eaves height of 2.6 metres and an overall ridge height of 4 metres. This will also progress down the side of the property by a further 3.5 metres with a lean-to roof, always maintaining a separation distance of 0.7 metres to the boundary fence with the adjoining property to the north.  Elsewhere, the development will also include the introduction of a small porch to the front of the property with the materials in use across the development featuring render, brickwork plinths beneath with matching brickwork corner detailing, uPVC and interlocking roof tiles. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  As mentioned, the proposed development features extensions at ground floor level which have been considered in respect of their residential amenity impact, particularly with regards to the property to the north known as 13 Hacking Drive. The dimensions now proposed are the result of a series of amendments sought in order to reduce the impact of the development on neighbouring residents, with the extension now protruding 5 metres from the rear wall with an eaves height of 2.6 metres and overall ridge height of 4 metres. As such, the pitch of the roof and overall height of the extension should allow for adequate light onto the curtilage of the property to the north even when in solstice. The extension will also protrude from the side elevation facing the neighbouring property by one metre, however, maintains a separation distance of 0.7 metres to the northern curtilage boundary with the neighbouring property set further to the north by approximately two metres. Given the modest eaves and ridge height proposed, this separation distance is considered sufficient to mitigate any potential impacts upon neighbouring amenity in respect of overbearing impact.  Several changes are also proposed to the fenestration of the property including the introduction of two dormer windows on front and rear elevations. At the front of the property, it is not thought that the dormers will introduce elevated overlooking opportunities onto neighbouring curtilage such is the distance between properties, limited height and modest extent of the openings proposed. | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed dimensions of the side and rear extension are the result of a series of amendments which ensure that the development remains both proportionate and subservient to the existing dwelling by virtue of its scale and massing. With an eaves height of 2.6 metres and ridge height of just 4 metres the development will be read as a minor and ancillary form of development accompanying the main household, with other dimensions including a 5 metre overall length achieving a footprint in balance with that of the application property. This accords with policy DMG1 which states that all development must ‘Consider the density, layout and relationship between buildings, which is of major importance’.  The introduction of dormers to the front and rear of the property will naturally alter the dwellings character in some form and whilst it is acknowledged that dormers of a different form are found elsewhere within the street scene, it is not considered that the continuation of such an architectural style is necessary or critical to the visual amenities of the area. By virtue of their design, the dormer windows add as little additional massing as is feasibly possible and overall remain sympathetic to the nature of the area. Similarly, the introduction of a front porch is acceptable insofar as the proposed dimensions are modest and will be read in the context of other attached garages in the area which feature front elevations beyond that of the host dwelling.  As part of the scheme all external walls will also be rendered. Whilst generally this does not pose an issue to the visual amenities of the area such is the steep roof pitch and underexposed front elevation, brickwork detailing to match the plinths below has been secured to retain elements of character relative to the host property and surrounding area. This notwithstanding, render does appear on properties in the surrounding area.  Concluding the above, it is considered the proposed development does not significantly undermine the visual amenities of the area to the extent that the application be refused. | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat scoping survey undertaken in July 2022 found no evidence to suggest present or historic bat activity within the roof of the building. Consequently, the building is not considered to offer habitat value for roosting bats and as such compensatory mitigation will not be necessary. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | |