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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 28/11/2022 | **Manager:** | | SK | | **Date:** | 1.12.22 |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0666 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 02/09/2022 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
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| **Development Description:** | | | | Proposed conversion of the existing loft void with the addition of a rear dormer roof window. Conversion of existing garage into residential accommodation with single storey side extension. Widening of existing drive. Extension to the residential curtilage. | | | | | | | | | |
| **Site Address/Location:** | | | | 49 Dale View, Billington, Whalley, BB7 9LL | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| LCC Highways | | | | Comment received on 24/10/2022 – No Objections subject to conditions. | | | | | | | | | |
| Network Rail | | | | Comment received on 02/08/2022 – No Objections. | | | | | | | | | |
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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 Development  Key Statement DMH5 – Residential and Curtilage Extensions  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2005/0385:  Conservatory extension at the rear of 49 Dale View, Billington. (Approved)  3/1999/0834:  Resubmission of planning application 3/1999/0431 - Reserved Matters Application for the erection of 49 dwellings and garages, associated roads at Land off Whalley New Road, Billington. (Approved) – Permitted Development Rights removed.  3/1999/0431:  Reserved Matters application for erection of 47 no. dwellings and garages, associated roads and sewers and resident’s car park. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a detached property sited on a corner plot to a housing development, situated off Dale View, within the settlement boundary of Billington. The property consists of artstone to the elevations, interlocking concrete roof tiles and brown UPVC windows and doors. The property benefits from a detached garage with a driveway situated to the South of the development site. The surrounding area is predominantly residential, with the Railway Line being situated to the rear of the property and the Greenbelt designation boundary being over 30m to the South. The site is not situated on any designated land. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a rear dormer roof extension to accommodate 2 bedrooms and a shower room into the roofscape. The dormer will measure a total length of approximately 7.6m, with a depth of approximately 2.2m and an outward projection of 3.2m respectively. The dormer will stand at approximately 7.8m from ground level and will be around 0.2m below the ridgeline of the application property. Materials will include dark grey Cedral click horizontal cladding to the elevations, UPVC window frames in brown and single ply membrane to the roof.  Consent is also sought for the conversion of existing garage into a garden room, with a single storey extension to the existing garage resulting in the outbuilding having a total length of 8.6m by 5.7m. The building will retain a pitched roof design and will maintain its existing ridgeline and eaves height as existing at 2.3m and 4.2m from ground level respectively. The materials will include artstone and render to the elevations, with concrete roof tiles and brown UPVC window and door details. The proposed extension of the existing garage lies outside of the defined residential curtilage of the application property, and therefore the application also includes the extension of this curtilage along with driveway alterations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The application property is situated to the South of the Dale View development and is sited in close proximity to the railway line, situated to the South-East of the application site. No neighbouring properties are situated adjoined to the curtilage and as such the proposed dormer would not be considered to create any additional impacts on neighbouring dwellings with regard to residential amenity.  The alterations and extension to the existing garage will include the implementation of two windows in the front elevation, and a set of Bi-Folding doors to the Northern facing side elevation. The Bi-Folding doors will solely provide views into the existing residential curtilage, and the proposed windows on the front elevation will provide views into the public realm, with the closest neighbouring property being situated over 25m away. As a result, this sufficient separation distance therefore will reduce any overlooking, or loss of privacy anticipated as a result of the garage conversion and alterations. | | | | | | | | | | | | | |
| **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 dormer extension to the rear of the property would also be subservient in its design, being sited around 0.2m below the ridgeline and having an outward projection of 3.2m respectively. Despite grey Cedral cladding not currently being found on the property, the introduction of this material will allow for visual integration with the existing concrete roof tiles of the application property and will therefore not result in an incongruous form of development.  The proposed garage extension will extend off the existing South facing elevation by approximately 3.1m, creating an additional footprint of around 17m². The outbuilding is currently visible from the adjacent highway, and therefore the proposed alterations will result in some level of visual impact. However, the relatively modest extension will result in the building still being read as subservient to the main dwelling, with the materials being reflective of dwellings found within the vicinity of the site. As such, the garage extension and conversion will not be considered to have a detrimental impact on the visual amenities of the dwelling or the immediate street scene.  It is noted that the proposed garage extension falls partially outside of the residential curtilage of the host property. The proposed curtilage increase will extend to allow for the additional footprint of the garage, along with the driveway alterations, and will continue this line to meet with the existing line of residential curtilage to the South-East of the site. On balance, this extension of curtilage is considered acceptable such are its modest proportions ensure it shall not result in an inappropriate or easily identifiable expansion of domesticated land use associated with the application property. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey was completed on 27/07/2022, concluding that the lack of evidence found indicates that the building is considered to have a negligible habitat value for supporting roosting bats and lack of roosting features present. As such, it is considered unlikely that bats will be disturbed as a result of this proposal. The survey requests however that a Greenwoods Ecohabitats two chamber bat box or Kent box shall be installed within the site to provide roosting potential for the local bat population.  RVBC Countryside have no objections to the proposed works subject to the implementation of a planning condition to ensure that the applicant adheres to the tree protection measures outlined in the Arboricultural Impact Assessment (dated October 2022) provided in support of the application. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have been consulted on this proposal and have made the following comments. Further information was initially requested regarding a revised plan showing the location of a nearby streetlight. Once this had been submitted, Highways revised their response, stating that as it currently stands the streetlight is situated 2m away from the proposed extension to the access and as such is acceptable. However, if this should change following works to the site, Highways wants to make the applicant aware that they will be liable to the full cost of relocating the streetlight elsewhere.  A pre-commencement condition was attached from Highways regarding details of a drainage strategy to be submitted and approved by the Local Planning Authority. Plans have since been submitted showing the implementation of an Aco Drain to prevent surface water shedding onto the highway, which has been reviewed by Highways and is considered acceptable. As such, conditions have been attached to ensure the proposed alterations have been constructed in accordance with the approved plans and remain in situ, along with the driveway being constructed, laid out and surfaced in bound porous materials. | | | | | | | | | | | | | |
| **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. | | | | | | | | |