|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **17.1.23** | **Manager:** | **SK** | **Date:** | **17.1.23** |
|  |
| **Application Ref:** | 2022/0971 |  |
| **Date Inspected:** | 16/01/2023 | **Site Notice:** | N/A |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed single storey rear extension including partial demolition of existing shed. |
| **Site Address/Location:** | 7 St Chads Avenue Chatburn Clitheroe BB7 4AN |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chatburn Parish Council: Response received 03/01/2023 - No objections  |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One representation has been received in respect of the application raising concerns regarding existing parking provision being insufficient. |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMH5 – Residential and Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****93/0429:** Extension to form double garage and bedroom with ensuite bathroom (approved with conditions).**93/0135:** Extension to form double garage and bedroom with ensuite bathroom (refused). |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a two-storey semi-detached property located within the defined settlement limits of Chatburn. The property consists of both stone and render to the exterior, grey roof tile and UPVC windows and doors throughout. The surrounding area is predominantly residential and largely defined by semi-detached, two-storey residential properties of a similar appearance to that of the application dwelling. |
| **Proposed Development for which consent is sought:**Consent is sought for the partial demolition of an existing shed to allow for the erection of a single storey rear extension to accommodate a bedroom to an existing ‘annex’. There is currently a small lean-to extension to the rear of the property on the North-Western side, the proposed extension will project a further 3.8m rearward from in the existing lean-to in place of the existing shed. The submitted details further propose that the extension will project 4m from the existing rear wall at the South-Eastern extents of the property.The proposed extension will be of a flat-roofed appearance with a proposed height of 3.29m.  |
| **Impact Upon Residential Amenity:**The North-Western elevation is sited on the common boundary shared with Number 9 St Chads Avenue. The change in outlook for No.9 will be minimal as the height of the proposed extension will be similar to the height of the existing shed resulting in so additional loss of light or obstruction. The South-Eastern elevation of the proposal runs parallel to an existing single storey extension at No. 5 St Chads Avenue, which has one small window on the North-Western elevation. As the proposed extension has no windows on the adjoining wall there is no implication on the privacy of No.5. In addition, the proposal would not extend much further than said existing extension and therefore there would be no significant loss of light or overshadowing. The bi-folding doors proposed on the South-Western elevation provide views solely of the rear garden and do not impact on the privacy of neighbouring properties. As such, it is not considered that the proposal would be harmful to the amenity of any neighbouring residents. |
| **Visual Amenity/External Appearance:**The extension would span the entire width of the existing property and as such would comprise a sizeable footprint however the extension would be relatively modest in terms of height and would therefore not appear as an over dominant addition to the host property. The proposed materials will match the existing property, the external walls will be finished in grey pebbledash/render, the roof tiles in grey EPDM and windows and doors will be UPVC. All materials are considered in keeping with the surrounding properties and host dwelling. Therefore, it is not considered that there will be a negative impact on the visual amenity of the dwelling itself or the surrounding area.  |
| **Highways and Parking:**Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the property’s existing parking arrangement it is not considered that the proposal would have any undue impact upon highway safety. The dwelling has parking for 4 vehicles which is considered sufficient for the proposed 5 bedrooms.  |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal would have any measurable nor quantifiable detrimental impact upon residential amenity for any neighbouring residents, nor is it considered that the proposal will result in any measurable harm to the character or visual amenities of the immediate or surrounding area. 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. |