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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **15/02/2023** | **Manager:** | **KH** | **Date:** | **15/02/23** |
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| **Application Ref:** | 3/2022/1099 |  |
| **Date Inspected:** | 30/01/2023 | **Site Notice:** | N/A |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed demolition of side extension, two storey side extension and front porch. |
| **Site Address/Location:** | 4 Commons Lane Balderstone BB2 7LP |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections  |
| **RVBC Countryside –** No objections  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments received.  |
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| **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 DMH3 – Dwellings in the Open CountrysidePolicy DME3 – Protected Species National Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2005/0451:** Conservatory and lounge extension to rear elevation. (approved)**2012/0906:** Proposed single storey side extension. (withdrawn)**2016/0550:** Proposed two storey extension and associated internal works. (approved with conditions) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The proposal relates to a semi-detached property in Balderstone, on the edge of the defined settlement of Osbaldeston. The dwelling is on Commons Lane close to the junction of Higher Commons Lane. The dwelling consists of brickwork and render to the external walls, grey UPVC windows and concrete roof tiles. The surrounding area comprises a mixture of residential dwellings, farmsteads and open countryside. |
| **Proposed Development for which consent is sought:**Consent is sought for the demolition of an existing lean-to side extension and the erection of a new two-storey side extension. The proposed side extension will project 3.5m from the existing North-East elevation and will be 9.9m in depth. The proposal will provide additional living space and a garage/storeroom to the ground floor and will allow for the reconfiguration of the first floor providing larger bedrooms and the addition of a dressing room and ensuite. The proposal also includes the demolition of the existing porch and re-build of the same at the North Western side of the dwelling. |
| **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. |
| **Impact Upon Residential Amenity:**The North-Western elevation runs parallel to the adjoining shared boundary with Dentdale House. The proposed side extension contains no windows to this elevation, as such mitigating any risk of loss of privacy from this side. In addition to this the windows at the adjoining Dentdale House to this elevation are sited at non habitable rooms. Whilst it is noted that the proposed side extension is to project just 1m from the adjoining boundary, given that the rooms at Dentdale house adjacent are non-habitable no adverse impact is expected as a result. The proposal would not project any further rearwards than the existing extension at the host dwelling, as such no undue loss of light or overshadowing will be inflicted upon Dentdale House. The proposed extension is to be sited to the North-Western side of the host dwelling and affixed to the existing rear two storey extension. With the exception of a slight increase in the height of the roof pitch the outlook from the South-Western elevation, that faces the adjoining No.3 Commons Lane, will remain consistent with that of the existing rear extension. The existing two-storey extension would obscure the new development from view of the neighbouring property No.3, as such no adverse impact is expected as a result of the proposal.  |
| **Visual Amenity/External Appearance:**The proposed two-storey side extension is set back slightly from the existing principle elevation and the roofline falls below that of the existing dwelling. Whilst the extension has a sizeable footprint, its proximity between the neighbouring properties and its position within the surrounding open countryside relieves the risk of the extension appearing as an over-dominant addition. The proposed materials for the side extension consist of off-white render to the external walls, timber facia, roof tiles and uPVC windows and doors in grey, all of which match the host dwelling. The proposal seeks to render the remainder of the existing dwelling in off-white render to align with the new extension and the existing rear extension. The properties in the surrounding area comprise numerous material styles and as such there is no uniform street scene. With this in mind, the proposed extension will not have an undue negative impact on the visual amenity of the area.  |
| **Highways and Parking:**LCC Highways have made no objections to the proposal and are of the opinion that the proposed development will not have any significant impact on highway safety, capacity or amenity in the immediate vicinity subject to:* The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwellings existing in their proposed state.
* No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

The applicant has since submitted further supporting information outlining the proposed materials for the parking areas and a construction method statement. As such the proposed pre-commencement conditions set out by LCC Highways are no longer deemed necessary.  |
| **Landscape/Ecology:**A bat survey was carried on 05/12/2022 and although no evidence of species was recorded on the day, and roosting potential was considered negligible to low, bat presence has previously been recorded in the area. It is therefore considered that a precautionary approach to development with suitable reasonable avoidance measures would be an appropriate approach and that surveys to support a Natural England EPC Development License will take place between May and August. In relation to the above survey it has been concluded that, with the exception of the proposed works to the front porch, further surveys during optimum bat roosting time will be required prior to the development commencing. In the event that bats are discovered during the porch works, work must cease immediately and advise should be sought from a Licensed Ecologist.  |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal does not raise any concerns with regards to residential amenity in as much that the proposed works would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.The proposed extension, whilst being a significant addition, is not considered over-dominant in relation to the host dwelling or surrounding properties. The overall street scene comprises various property styles and as such the proposed material alterations are not considered harmful to the visual amenities of the 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. |