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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **15/03/23** | | **Manager:** | | **LH** | **Date:** | **17/3/23** |
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| **Application Ref:** | | | | 2023/0079 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/02/23 | | | **Site Notice:** | | 23/02/23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed rear single storey extension | | | | | | | | | |
| **Site Address/Location:** | | | | | 29 Blackburn Road, Ribchester | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None required. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DME2 – Landscape and Townscape Protection  Policy DME4 – Protecting Heritage Asset  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF)  Ribchester Conservation Area Appraisal | | | | | | | | | | | | | | |
| **Relevant Planning History:**  20/0859 (29 and 30 Blackburn Road, Ribchester) Rear single storey extension – Approved with Conditions, appeal allowed to amend Condition 4 of approval. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of a mid-terrace dwelling on Blackburn Road, with small garden area and paved access to the front and garden area with existing two-storey outrigger to the rear, as well as a small storeroom/outhouse. The attached dwelling to the east is 30 Blackburn Road, and to the west 28 Blackburn Road.  The site sits within the Ribchester Conservation Area, just north of a Scheduled Monument (that being Ribchester Roman Fort) and approximately 60m south-west of Stone House, a 19th Century Grade II Listed Building (List Entry Number 1072257). | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks for approval for a single-storey extension to the rear, comprising a utility and w/c built over the footprint of the existing storeroom, turning it into usable space. This will incorporate:   * a small extension in width to the outhouse of approximately 370mm, * the removal of 2no. door openings, * the introduction of 2no. window openings and a rooflight, * slight raising of soffit height by approximately 400mm; and * introduction of pebbledash to side elevation | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal relates to a domestic extension to an established residential dwelling and as such is acceptable in principle subject to further detailed assessment of the relevant material planning considerations.  The merits of the extant permission under reference 2020/0859 are noted, with approval granted subject to conditions initially followed by an appeal to amend a restrictive condition. This application and subsequent appeal decision does have some bearing on the application discussed in this report:   * 2020/0859 applies for a joint rear extension for both 29 and 30 Blackburn Road. This joint application came forward on the basis that individual applications for rear extensions (i.e. projections off the rear elevations) would not be acceptable as a result of amenity impact on the individual dwelling, should only one of the two dwellings choose to implement their permission. * This joint rear extension (as well as a projection off the rear elevation) includes work done to both existing storerooms. * The work approved to the storeroom of 29 Blackburn Road under 2020/0859 is, in essence, very similar to the work applied for under this application. * Application reference 2020/0859 is approved, with a condition that restricts occupation of either extension until the entire development is complete. * The condition is amended at appeal so that only all external walls and roofing need be completed before it can be occupied.   Given the above there is a necessity to clarify that this application relates *only* to 29 Blackburn Road, and *only* to the works as indicated within existing and proposed elevations (submitted 03/03/23) and the existing and proposed layouts (submitted January 2023). If the applicant still wishes to complete the work as approved under 2020/0859 they will still be required to abide by the conditions outlined in that decision. | | | | | | | | | | | | | | |
| **Impact upon Listed Building and Setting:**  Whilst the application site does sit in close proximity to Ribchester Roman Fort (approx. 25m), and roughly 60m south-west of the Stone House (GII Listed), the proposed single-storey rear extension is sufficiently minor as to have a negligible impact on both of the above. As such it is compliant with KS EN5 and CS Policy DME4, as well as Paragraph 202 of the NPPF. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area:**  In a similar vein, the impact on the Ribchester Conservation Area as a result of the proposals is minimal, by way of the very minor nature of development and sufficient screening to the rear of Blackburn Road.  As noted in the Ribchester Road Conservation Area appraisal, the terraced row the application site forms a part of is likely to be dated to late 19th/early 20th century. The late date of the terraces is reflected in the use of large bay windows and small front gardens, which were common features in terraced houses. The application does not seek to alter these features, and only seeks to alter the outhouse to the rear. It is notable that many of the dwellings within this terraced block have undertaken work to the rear – including incorporating conservatories and a variety of elevational treatments to the outhouse.  Given the above the proposal is compliant with KS EN5, CS Policy DME4 and Paragraph 202 of the NPPF. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  As per Core Strategy Policy DMG1, development must:   1. Not adversely affect the amenities of the surrounding area. 2. Provide adequate day lighting and privacy distances. 3. Have regard to public safety and secured by design principles. 4. Consider air quality and mitigate adverse impacts where possible.   In this sense, the proposal is considered to have no impact upon residential amenity. The proposal does not seek to add any intrusive fenestration, nor does it seek to increase the footprint or the built form of the dwelling. As such the proposal is deemed compliant with CS Policy DMG1 (Amenity). | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.  In this case, Officers consider there will be minimal impact on the visual amenity of the streetscene by way of the design of the proposed rear extension. The slight amendments in the measurements (width and height), as well as the introduction of pebbledash, in relation to the outhouse are largely reflective of the existing outhouse and whilst they differ slightly to those adjacent, this is not considered to be unacceptable given the variety of existing development and elevational treatments already present along the rear alleyway.  Given the above, Officers consider the proposal acceptable in design terms and therefore compliant with CS Policy DMG1 and the design objectives found within the NPPF. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal does not seek to alter existing access arrangements, nor does it seek to alter the level of existing parking. As such no further assessment is required. | | | | | | | | | | | | | | |
| **Flooding:**  A flood risk assessment has been submitted with the application. The site lies in Flood Zone 1 and as such has a low probability of flooding. Given the above no measures are considered necessary and no further assessment is required. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |