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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **11/09/23** | | **Manager:** | | **KH** | **Date:** | **11/09/23** |
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| **Application Ref:** | | | | 3/2023/0623 | | | | | | |  | | | |
| **Date Inspected:** | | | | 31/08/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **PRIOR APPROVAL GRANTED** | | | |
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| **Development Description:** | | | | | Prior approval for a single storey extension to rear, 3.85m long, 3.85m high (max) and 3.585m high to eaves. | | | | | | | | | |
| **Site Address/Location:** | | | | | 95 Chatburn Road, Clitheroe, BB7 2AS | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One objection has been received in relation to the proposal. This objection comprises concerns in relation to the visual impact of the proposed replacement of the existing pitched roof form over the existing kitchen with a flat roof. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| The proposal is assessed against the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/1998/0585: Erection of a rear conservatory (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a two-storey semi-detached property at no.95 Chatburn Road. The property consists of pitched face coursed limestone to its external elevations, slate roof tiles and white uPVC windows and doors. The dwelling benefits from an existing single storey kitchen extension to the rear, along with an integral garage and conservatory to the south-western facing side elevation. The site to which the application relates is located within the defined settlement boundary of Clitheroe and the surrounding area is predominantly residential in character. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey rear extension which would project 3.85m from the rear elevation of the main dwellinghouse and would measure 3.85m in width, extending from the south-western side elevation of the existing single storey kitchen extension. The proposed development would incorporate a flat roof form and would include the installation of 1no. roof lantern measuring approximately 3.9m in height above the existing ground level. To the north-western rear and south-western side elevation, a large element of glazing would be featured, along with a set of double doors to the rear.  In regard to materiality, the proposed extension would be constructed to match the external appearance of the host dwelling, including pitched face coursed limestone and white uPVC windows and doors.  The original submission of the application also included the replacement of the pitched roof form to the existing single storey kitchen extension with a flat roof design to tie in with the roof of the proposed development. However, the proposal has since been amended, omitting the proposed alteration to the roof form of the existing extension. The application therefore relates solely to the construction of the single storey rear extension. | | | | | | | | | | | | | | |
| **Other Matters:**  Assessment of proposal in relation to the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):  A.1 Development is not permitted by Class A if –  a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);  **Permission to use the dwellinghouse was not granted by virtue of Class M, MA, N, P, PA or Q of Part 3.**  b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);  **The extension would not exceed 50% of the total area of curtilage of the property.**  c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;  **The height of the proposed extension would not exceed the height of the existing dwelling.**  d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the existing dwellinghouse;  **The eaves of the proposed extension would not exceed the height of the eaves of the existing dwelling.**  e) the enlarged part of the dwellinghouse would extend beyond a wall which –  (i) forms the principal elevation of the original dwellinghouse, or  (ii) fronts a highway and forms a side elevation of the original dwellinghouse;  **The proposed extension would not extend beyond a wall which forms the principal elevation or fronts a highway and forms a side elevation.**  f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –  (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse or 3m in the case of any other dwellinghouse, or  (ii) exceed 4m in height;  **The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3m.**  g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –  (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse or 6m in the case of any other dwellinghouse, or  (ii) exceed 4m in height;  **The proposed single storey rear extension would not extend beyond the rear wall of the original dwellinghouse by more than 6m and would not exceed 4m in height when measured from ground level.**  h) the enlarged part of the dwellinghouse would have more than a single storey and –  (i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or    (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;  **The proposed extension would be single storey.**  i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;  **The proposed extension would not be within 2m of the boundary of the curtilage.**  j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would –  (i) exceed 4m in height,  (ii) have more than a single storey, or  (iii) have a width greater than half the width of the original dwellinghouse;  **The proposed extension would not extend beyond a wall forming a side elevation.**  ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);  **The total enlargement would not exceed the limits set out in sub-paragraphs (e) to (j).**  k) it would consist of or include –  (i) the construction or provision of a verandah, balcony or raised platform,  (ii) the installation, alteration or replacement of a microwave antenna,  (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or  (iv) an alteration to any part of the roof of the dwellinghouse;  **The proposed development would include the construction of a new patio area to the rear of the proposed extension which would result in an increase to the existing ground level. Despite this, the Technical Guidance states that a raised platform is any platform with a height greater than 0.3m. The submitted plans indicate that the patio would raise the height of the existing ground level by 0.13m. As such, the proposal is therefore not considered to be a raised platform and the development would not include any of the above criteria.**  l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).  **The dwellinghouse is not built under Part 20.**  A.3 Development is permitted by Class A subject to the following conditions –  a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;  **The proposed rear extension would be constructed in materials to match the existing dwellinghouse including matching pitched face coursed limestone and white uPVC windows and doors.**  b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –  (i) obscure-glazed, and  (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed;  **The proposal does not include any first-floor windows.**  c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.  **The proposed extension would not be more than single storey.**  Sub-paragraph A.4 (7) states:  *Where the owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.*  **The application property is adjoined with the neighbouring property of no.97 Chatburn Road to the north-east, with no.93 Chatburn Road being the adjacent property to the south-west. The properties along Somerset Avenue also share a common boundary with the application site to the rear.**  **The proposed extension would incorporate a large element of glazing to its north-western rear and south-western side elevation. Despite this, the property benefits from an existing conservatory to its south-western gable elevation and as such, the views provided by the proposed development would be similar to those afforded by the window configuration featured to this conservatory and the rear elevation of the main dwellinghouse at ground floor level. As such, no new opportunities for direct overlooking or loss of privacy are anticipated as a result of the proposed works.**  **Furthermore, the proposed extension would be fully screened from the occupiers of no.97 Chatburn Road by the existing single storey kitchen extension and the two-storey extension featured to the rear of this adjoined dwelling. The proposal would also be set approximately 10m from the shared boundary with no.93 Chatburn Road. In this respect, the proposed scheme as submitted would be unlikely to lead to any significant degree of overshadowing or a loss of light to any neighbouring premises or properties.**  **In view of the above, it is determined that the development would not unduly impact upon adjacent residential amenities to the extent that prior approval could not be granted, and the proposal is therefore considered to be acceptable.** | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  On the basis of the above, the proposed single storey rear extension would meet the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  Adjoining neighbours have been informed of the proposal and whilst one objection has been received from the occupiers of the adjacent properties, it is not considered that the proposed development would result in any significant or measurable harm upon existing nearby residential amenities that would warrant the refusal to grant prior approval. As such, prior approval is granted. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That prior approval be granted. | | | | | | | | | | | |