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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **22/11/2023** | | **Manager:** | | **SK** | **Date:** | **22.11.23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2023/0643 | | | | | | |  | | | |
| **Date Inspected:** | | | | 02/11/2023 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed erection of two storey extension to side with modification to existing front flat roof. | | | | | | | | | |
| **Site Address/Location:** | | | | | 42 Knowsley Road West Clayton Le Dale BB1 9PW | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | | |
| No objection. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments 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  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  No relevant planning history. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application dwelling lies within an established residential area in Clayton le Dale The dwelling is faced with a mixture of brick and stone. The immediate area is characterised by detached properties and there is a degree of uniformity in the design and external materials of properties in the immediate area. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the rection of a two-storey side extension which will be sited behind and adjoining to the existing garage structure. The application also seeks consent for the alteration of the existing flat roof garage and front porch to comprise a pitched roof. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The application dwelling has two adjoining neighbours known as No.40 and No.44 Knowsley Road West. The proposed extension is sited to the West of the application dwelling and consequently will be screened by the existing dwelling itself for the neughbouring receptors of No.40. As such, no adverse impact of residential amenity is expected in this respect.  The opposite adjoining neighbour, No.44, benefits from a single storey garage which is sited along the shared boundary with the application dwelling. This provides a level of separation between the proposed development and the neighbouring property itself. Due to the existing orientation of the dwellings, No.44 is sited slightly further North than the application dwelling. The proposed extension will not project further than the existing rear elevation of the application dwelling and therefore will not inflict any loss of light or overbearing impact for the neighbouring receptors at No.44. There will be no new openings in the Western side elevation of the dwelling and therefore no new opportunities for overlooking as a result of the proposal.  There are a number of new openings proposed in the rear elevation of the extension, those at ground floor will provide views solely of the applicants rear garden. Those at first-floor do not directly face any neighbouring windows and therefore there is no loss of privacy expected as a result. It is not considered the new first-floor openings create any new opportunity for overlooking that exacerbates that already possible by the existing first floor windows on the dwelling, as there is a sufficient distance between the developemnt proposed and adjoining neighbouring curtilage along the rear boundary. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**    *Policy DMG1 states that 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.* * *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*   The proposed extension is sited to the Western side of the application dwelling. There is an existing attached garage at the dwelling and as a result the proposed two-storey extension will read as a first-floor addition, rather than a full two-storey side extension. The proposed roof pitch is positioned below the existing ridge height and therefore will take a subservient position to the application dwelling. The proposed materials will match those found on the existing dwelling, as well as properties in the vicinity, and consequently the extension will integrate sufficiently into the street scene. The existing flat roof garage and porch will be altered to feature a pitched roof design. At present the flat roof design lacks architectural details so these alterations are considered to improve the visual amenities of the dwelling. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation to the proposal and raise no objection on the grounds that an adequate level of off-road parking for the type and size of development proposed will be retained, therefore no adverse impact on highway safety or amenity is expected as a result. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A preliminary bat roost assessment was carried out at the application dwelling on the 15th September 2023. The survey concluded that there was no evidence of bats at the dwelling and that the building itself was considered to offer negligible roosting potential. It is considered that there is an opportunity to enhance roosting potential via the introduction of artificial bat boxes. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and 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. | | | | | | | | | | | | | | |