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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **08/12/23** | | **Manager:** | | **LH** | **Date:** | **8/12/23** |
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| **Application Ref:** | | | | 3/2023/0756 | | | | | | |  | | | |
| **Date Inspected:** | | | | 14/11/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed single storey extension to rear, replacement porch to front, alterations to fenestration. Demolition of existing garage and replacement with new garden room and new garden office. | | | | | | | | | |
| **Site Address/Location:** | | | | | 15 Billington Gardens, Billington, BB7 9LU | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received with respect to the proposed development. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objections. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No representations 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 DMI2: Transport Considerations  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  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 relates to an end-terraced, two-storey property at no.15 Billington Gardens. The property comprises of render, concrete roof tiles, and white uPVC windows and doors and benefits from an existing front porch, conservatory, utility, and tool room to the rear, detached garage and numerous outbuildings. The site to which the application relates is located within the defined settlement area of Billington and the surrounding area is predominantly residential in character, whilst the railway line and an area of open agricultural fields is located immediately to the rear of the site. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a proposed single storey rear extension, new front porch, garden room, garden office and fenestration alterations, following the demolition of the existing conservatory/utility/tool room, porch, and garage.  The proposed rear extension would project 5m from the rear elevation of the main dwellinghouse and would extend a width of 8.6m. A flat roof form would be featured which would measure 2.4m to the eaves, whilst a roof lantern, measuring a maximum of 3.2m in height would also be incorporated. To the rear elevation of the proposed development, a set of bi-fold doors and 1no. window would be installed, along with a further set of bi-fold doors to the south-western facing side elevation.  The new centrally located front porch would project approximately 1.2m beyond the principal elevation of the dwellinghouse and would have a width of 2.2m. A pitched roof design would be featured which would measure 2.26m to the eaves and 3.34m to the ridge, and an access door would be featured to the front elevation.  The proposed garden room would measure 6.2m by 5.6m and would incorporate a flat roof form with roof lantern, measuring approximately 2.4m to the eaves and 3.2m at its highest point. To the eastern elevation of the proposal a set of bi-fold doors would be installed.  The proposed garden office would measure 4m by 2.6m and would feature a flat roof form with a height of 3.1m, along with a set of double doors and 2no. windows to the eastern facing elevation.  In regard to materiality, the proposed rear extension, front porch and garden room would be finished in render to the external elevations to match the existing dwellinghouse, whilst the proposed garden office would incorporate anthracite grey weather-board cladding. The porch would also feature concrete roof tiles to match the main dwelling, and anthracite grey uPVC windows and aluminium doors would be incorporated throughout. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal relates to a domestic extension and alterations to an existing residential property and is therefore considered acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The set of bi-fold doors and 1no. window to the rear elevation of the proposed single storey rear extension would provide views solely towards the rear garden area of the application property, whilst the views provided by the bi-folding doors proposed to the south-western side elevation would solely face the proposed garden room structure. Furthermore, the proposed openings to the garden room and office would not have a direct interface with any neighbouring residential properties. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.  The proposed fenestration alterations to the front and rear elevations of the main dwellinghouse would also provide views similar to those afforded by the existing window configuration. The proposed addition of 2no. ground floor openings to the south-western gable elevation would face towards no.14 Billington Gardens, however due to the orientation of the application property in relation to this adjacent dwelling it is not considered that the proposed openings would not result in any direct interface with any neighbouring habitable windows. As such, it is not considered that the works proposed would result in any significantly detrimental impact upon existing privacy levels.  The proposed single storey rear extension would project 5m from the rear elevation of the application property and be set approximately 0.8m from the common boundary with the adjoined property of no.16 Billington Gardens. Despite this, the proposed extension would project no further than the existing utility/ tool room structure which extends along the shared boundary. As such, the proposal would result in no greater impact upon the occupiers of this neighbouring property, by way of overshadowing or loss of outlook, than the existing. In addition to this, the proposed garden room would replace the existing garage, comprising a similar footprint and height, and the proposed garden office would be sited adjacent the existing outbuilding/shed featured within the rear garden area of no.14 Billington Gardens. The proposed porch would also project a modest 1.2m beyond the principal elevation of the dwellinghouse and would not be within close proximity to any neighbouring habitable rooms.  Taking account of the above, it is not considered that the proposed works would result in any significant or measurable harm upon the amenity of any nearby residential properties. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Whilst the proposed single storey rear extension would comprise a relatively large footprint, the development would be afforded limited views from within the adjacent public realm, being screened from view by the dwellinghouse itself, and it is not considered that the proposal would appear an overtly incongruous or over-dominant addition to the host property. The proposed garden room would also be of a similar footprint and height to that of the existing detached garage in which it would replace, and the proposed office would appear as a relatively modest outbuilding structure within the rear garden area of the property. Furthermore, the proposed front porch would be sympathetic to, and reflective of, the existing dwellinghouse by virtue of its modest proportions and design, therefore resulting in a wholly subservient addition to the property.  The works rear extension, garden room and front porch would also be finished in render to match that of the existing dwellinghouse, ensuring visual integration with the existing property and further reducing the visual impact of the proposed development. Whilst anthracite grey weather-board cladding would be featured to the proposed garden office, this element of the proposal would not be highly visible from the street scene, and it is not considered that the proposed installation of anthracite grey uPVC windows and aluminium doors throughout would result in any undue impact upon the character of the application property or wider locality.  Accordingly, the works proposed would not result in any significantly detrimental impact upon the visual amenities of the host property or the surrounding area. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have been consulted in relation to the proposed development and raised no objections. The proposal is therefore considered to be acceptable in relation to highway safety and parking. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  It was not considered necessary to carry out a Preliminary Roost Assessment at the application site in this particular instance. However, as the proposal would involve demolition works a cautious approach is advised and in the event that any bats are discovered, disturbed, or harmed during the development, all work must cease immediately and further advise be sought from a licenced ecologist. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | | | |