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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **02/01/2024** | | **Manager:** | | **SK** | **Date:** | **02/01/2024** |
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| **Application Ref:** | | | | 2023/0793 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/12/2023 | | | **Site Notice:** | | 01/12/2023 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed demolition of existing rear single-storey wing and construction of replacement single-storey flat roof extension with lantern light and parapet wall. | | | | | | | | | |
| **Site Address/Location:** | | | | | 28 Eshton Terrace, Clitheroe BB7 1BQ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
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| **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  Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME2: Landscape & Townscape Protection  Policy DME4: Protecting Heritage Assets  Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2023/0544:** Non-material amendment to application 3/2023/0544 involving change from mono-pitch slate roof with velux windows to a flat roof construction with lantern light. (refused).  **2021/0156:** Proposed demolition of existing rear single storey wing and replace with a new single storey extension. Resubmission of 3/2020/0925. (approved with conditions).  **2020/0925:** Proposed demolition of existing rear single storey wing and replace with a new single storey extension. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a mid-terrace two-storey dwelling fronting Eshton Terrace, Clitheroe. The application site lies within the defined Clitheroe Conservation Area being located at its south-western extents.  The application property is located within a predominantly residential area backing directly on to the Clitheroe Castle Park and playing field area which lies direct to the north. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks consent for the erection of a single-storey rear extension to be located on the north facing elevation of the existing dwelling. It is proposed that the extension will be of a flat roof appearance benefitting from a footprint of approximately 3m by 3.45m and be of a maximum height of approximately 3.2m. As such the extension will project rearward approximately 9.5m from the main body of the rear elevation of the dwelling. It is proposed that the extension will be of a render finish with lantern roof light and parapet wall detail.  It is proposed that the extension will replace an existing single-storey rear extension which currently projects rearward 11m from the main rear wall of the existing dwelling benefitting from a footprint width of 2.55m. The extension is flat roofed with a height of 3.2m at its highest point.  A similar extension was previously approved under application 2021/0516. This application seeks mainly to amend the roof form from pitched to a flat roof. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area and Visual Amenity (Where Applicable):**  The extension is located to the rear of a property in a location that is afforded very little visibility from the public realm. The rear yard area in which the proposal is located backs directly on to the Clitheroe Castle Park area but is largely shielded from view by virtue of an existing high-level boundary wall and a significant proportion of tree planting.  As such it is not considered that the proposed development will be of detriment to the character or visual amenities of the area or the character or visual amenities of the defined Clitheroe Conservation Area. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed extension will result in a reduction in an overall rearward projection of approximately 1.5m compared to that of the existing but will result in the footprint width being partially increased in an easterly direction by approximately 1.35m and an increase in height of 0.5m to the ridge and 1.2m in height inclusive of the parapet wall.  Taking account of the above it is clear that the overall extents of the extension will be reduced along the neighbouring boundary with number 30 by approximately 1.5m. The flat roof form proposed mirrors the existing roof and whilst there is an increase in height it will not adversely impact upon the neighbouring property, No.30, by virtue of an existing outrigger providing screening.  There are window openings proposed in the easterly elevation of the extension. Whilst these face the neighbouring property, No.26, given there are existing window openings in the existing extension paired with sufficient boundary treatment it is not considered there would be any new opportunities for overlooking that would be of significant detriment to the neighbouring dwelling. Furthermore, the proposed extension is set-in from the shared boundary with No.26 to alleviate any overbearing impact or loss of light. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints identified. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and taking account of the above it is considered that the proposal represents an appropriate form of development that will not result in any significant measurable detrimental impact upon existing residential amenity.  It is further considered that the proposal will not undermine or be of direct detriment to the character nor visual amenities of the defined Clitheroe Conservation Area.  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. | | | | | | | | | | | | | | |