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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **30/05/2024** | | **Manager:** | | **SK** | **Date:** | **31.5.24** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2024/0201 | | | | | | |  | | | |
| **Date Inspected:** | | | | 16/05/2024 | | | **Site Notice:** | | 16/05/2024 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed single-storey extension to front, side and rear. | | | | | | | | | |
| **Site Address/Location:** | | | | | 21 Abbots Croft, Whalley BB7 9RR. | | | | | | | | | |
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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. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| Two letters of representation have been received raising the following concerns.   * Loss of light to rear windows on neighbouring dwelling. * Accessibility to maintain party walls will be restricted. * Loss of off-road parking. * Damage to neughbouring properties roof as a result of works. * Loss of privacy due to increased window openings on side elevation.   For clarity, following receipt of the letters of representation, the applicant opted to submit amended plans to address the concerns raised in the above comments. | | | | | | | | | | | | | | |
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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 planning history. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a semi-detached property in Whalley. The application site is in close proximity to the Whalley Conservation Area, but is not within it, and the surrounding area is predominantly residential in nature. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sough for construction of an L shaped wrap around extension sited to the side and rear elevations of the application dwelling. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed extension will be sited to both the side and rear of the application dwelling. Therefore, there are two neighbouring properties with the potential to be impacted by the proposal, they are known as No19 and No23 Abbots Croft.  No23 Abbots Croft is located to the West of the application dwelling. The proposed rear extension is to be located in close proximity to the adjoining boundary with No23. The majority of the extension will extend approximately 3 metres from the rear elevation of the dwelling but will benefit from a setback so that the Eastern side of the extension will project just 1.5 metres rearwards. This projection is modest and consequently there will be no adverse impact on residential amenity in this respect.  The proposed side extension will sit parallel to the adjoining boundary with No19 Abbots Croft. The side extension will project 1.5 metres from the existing side elevation and will extend the entire length of the dwelling. The overall scale of the side projection is modest, and it is not considered that there would be any significant loss of light or overbearing impact as a result. There are two window openings proposed in the side elevation, which is consistent with the existing arrangement, as such no new opportunity for overlooking or loss of privacy is expected.  As such, by virtue of the modest overall scale of the proposed development, no adverse impact on residential amenity is expected resultant. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed rear element of the extension will be largely out of view form within the public realm. However, the proposed side extension will be highly visible and as such careful consideration must be given into the impact of the proposed developemnt on the visual amenities of the area.  The proposed side extension will benefit from a slight set-back from the principal elevation of the dwelling and ridge is set below the ridge height of the existing dwelling. As such, the extension will take a wholly subservient position and will be read as a later addition to the dwelling. In respect of materials, the extension will be constructed in facing brickwork with elements of k render, this is consistent with the application dwelling and other properties in the vicinity. As such, the proposed extension will integrate sufficiently into the wider street scene. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways were consulted in relation the proposal. They raise no objection to the proposal on the basis that they would accept a shortfall in the required 2 parking spaces given on street parking will not have an adverse impact on highway safety in this instance.  They have noted that they would not accept the proposed parking arrangement as outlined on the site plan due to potential conflicts with the existing streetlight. However, it is noted that the existing driveway could be extended without planning consent and therefore this would not form basis for refusal. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A preliminary bat roost assessment was conducted at the application site on 11.03.2024. The surveys concluded that no evidence of bats was recorded and the building itself offers negligible roosting potential. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |