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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **29/01/2025** | **Manager:** | **KH** | **Date:** | **30/01/25** |
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| **Application Ref:** | 2024/0947 |  |
| **Date Inspected:** | 10/01/2025 | **Site Notice:** | N/A |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed first floor extension above existing garage, removal of garage door, single storey rear extension to adjoin existing conservatory and new associated roofing. |
| **Site Address/Location:** | 85 Chatburn Road, Clitheroe BB7 2AS. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Clitheroe Town Council raise no objection to the proposal.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | **No objection.**  |
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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 StrategyKey Statement DS2: Sustainable DevelopmentPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMH5: Residential and Curtilage ExtensionsNational 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 which fronts Chatburn Road in Clitheroe. The surrounding area is predominantly residential in nature, being typified of varying styles of dwelling. The application site itself is not on any designated land.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a first-floor extension above the existing single-storey side extension. He application also seeks consent for a single-storey rear extension which will adjoin the existing conservatory with an associated canopy roof.  |
| **Impact Upon Residential Amenity:**The application dwelling has one immediately adjoining neighbouring property to the Northeast known as No.87 Chatburn Road. The proposed development is contained to the western side of the dwelling, the application property itself will screen the development for the neighbouring receptors at No.87. As such, no loss of light or sense of overbearing will be created resultant. The property to the Southwest, No.83 Chatburn Road is a sufficient distance from the development, with an existing driveway, vegetation and pathway providing separation, to mitigate any adverse impact.  |
| **Visual Amenity/External Appearance:**Policy DMG1 of the RVCS states that development must*1. Be of a high standard of building design which considers the 8 building in context principles (from the cabe/English heritage building on context toolkit.* *2. 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.* *3. 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 application dwelling fronts Chatburn Road and consequently the proposed first-floor extension can be afforded high levels of visibility from within the street scene. As such, careful consideration must be given into the impact of the proposal on the character of the area. The first-floor element will be constructed above an existing single-storey side projection. The first-floor element will be set back from the principal building line of the dwelling by approximately 850mm and subsequently the ridge falls below the ridge of the existing dwelling. As a result, the proposed first-floor extension will remain entirely subservient to the application dwelling and will read as a new addition. The proposed single-storey extension is sited to the rear of the dwelling and consequently cannot be seen from within the public realm. Nonetheless, the proposed single-storey element is modest, measuring just 3.3m in length from the rear elevation of the main dwelling. As such, this part of the proposal is proportionate when viewed in relation to the application dwelling and existing conservatory. In respect of materials, the proposed development will be constructed using facing brickwork and render to the elevations, uPVC windows and doors and a blue slate roof. This is consistent with the existing dwelling and properties within the vicinity. As such, the proposed development will integrate sufficiently into the area without causing visual harm.  |
| **Highways and Parking:**LCC Highways were consulted in relation to the proposal and raise no objection on highways safety grounds subject to the imposition of conditions relating to the submission of a construction management plan. However, given the modest nature of the development, taking into consideration development that could be carried out under PD, it is not considered there is justification to impose this condition in this instance.  |
| **Landscape/Ecology:**BiodiversityThe development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.BatsA preliminary bat roost assessment was conducted at the application site on 04.11.2024. The survey 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. |