

This report needs to be read in conjunction with the
Decision Notice.

DATE INSPECTED: 11/09/2014

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SK

Application No:	3/2014/0776
Development Proposed:	Erection of detached two-storey dwelling with accommodation in the roof space within the side garden of No.9 Fox Street. 9 Fox Street, Clitheroe BB7 2AQ.

CONSULTATIONS: Parish/Town Council

Parish /Town Council	No objections to the proposal.
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CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Highways	No objection subject to the imposition of relevant planning conditions.
Network Rail	No objections subject to certain technical requirements.
United Utilities	No objections.
RVBC Engineers	Desk top study required (Contaminated Land).

CONSULTATIONS: Additional Representations.

6 letters of representation have been received objecting on the following grounds:

- Disruption during the construction process.
- Loss of privacy
- Increase in vehicular parking in the area.
- Overbearing impact.
- The design of the dwelling is not in keeping with the area.
- Overlooking of garden area.
- Inadequate parking provision.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan:

Policy G1 - Development Control

Policy T1 – Transport & Mobility

Policy G2 – Settlement Strategy

Ribble Valley Core Strategy (Regulation 22 Submission Draft):

Policy DMG1 – General Considerations

Policy DS1 – Development Strategy

Policy DMG3 – Transport & Mobility

National Planning Policy Framework

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Site Location:

The application site is part of the existing residential garden area for 9 Fox. The existing dwelling is a two storey end of terrace property located in a predominantly residential area. The garden area directly to the west of the existing property adjacent the Clitheroe Rail Line.

The application site is within close proximity to the centre of Clitheroe and is considered to be within an acceptable walking distance from services/facilities.

Proposal:

Consent is sought for the erection of a two-storey 3 bedroom dwelling with associated private amenity space and dedicated front of plot parking for two vehicles. The proposal will result in the subdivision of the existing garden area for number 9 resulting in a side garden approximately 6m in width which will also accommodate off-street parking in a tandem arrangement adjacent the west elevation of the property.

The proposed dwelling is of a similar scale to that which is found in the area, measuring approximately 5.4m at eaves and 8.9m at ridge. Parking will be accommodated off-street directly adjacent the primary elevation of the dwelling.

The dwelling is set behind the main building line of the properties to the east and the primary elevation will be of a natural or reconstituted stone construction and stone quoin detailing with the remainder of the elevations being faced in render. The openings will be detailed with stone heads and cills with a natural slate roof also proposed.

A separation distance of 7m will be provided between the proposed dwelling and number 9 to the east. The dwelling will be set-off the southern boundary by approximately 2.2m, additional separation from the properties to the south (Numbers 18,19 & 20 Alleys Green) is afforded by virtue of an existing rear 'alley' with further separation afforded by the presence of a rear parking court serving Alleys Green resulting in an off-set distance of 16.6m to number 18 and 19/20.

Relevant History:

N/A

Observations/Assessment:

It is considered that the proposal is acceptable in terms of overall scale and appearance. A number of objections have been received in respect of the application which are addressed as follows:

Disruption during construction:

Disruption from construction is not a valid reason to withhold the granting of planning permission, it is also considered that a construction management plan/method statement will be required by condition which will allow the Local Planning Authority to ensure any impact upon residential amenity, during the construction phase, will be minimised.

Loss of Privacy/Overbearing impact:

Amendments to the proposal have been sought that relocates the first floor window serving bedroom no.2 from the south elevation to the west negating any direct overlooking/privacy issues in respect of the existing properties to the south. It is noted that a south facing study is also located at first floor, a condition will be attached that requires this window to be obscure glazed to protect existing residential amenity.

In respect of overbearing impact it is considered that the proposal is afforded adequate off-set distances from existing properties so as not to result in an over-dominant relationship, it is also considered that the proposed dwelling would result in a relationship/off-set that is similar to that of the existing building arrangement in the area.

Parking provision:

A number of representations have been received in respect of a lack of parking provision within the area and that the proposal will exacerbate the current situation. The proposed dwelling provides provision for two off-street front of plot car parking spaces with additional dedicated provision being provided for number 9 by a similar arrangement, albeit in a side-drive configuration. It is therefore considered that the proposal would not exacerbate the existing parking conditions to a level that would be of significant detriment to the residential amenities of existing/future occupiers or the amenities of the area.

It is for the above reasons that I recommend accordingly.

RECOMMENDATION: That conditional planning permission be granted.
