

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

DATE INSPECTED: 16 October 2014

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: CB

Application No:	3/2014/0798/P
Development Proposed:	Single storey rear extension at The Bungalow, Clitheroe Road, Waddington, BB7 3HH.

### CONSULTATIONS: Parish/Town Council

Waddington Town Council - No objections to this proposal.

### CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

### CONSULTATIONS: Additional Representations.

One representation has been received from an adjacent resident who has no objections but expressed concern about the height of the extension and the effect it would have on a rear bedroom and the rear garden area.

### RELEVANT POLICIES:

*Ribble Valley Districtwide Local Plan*

Policy G1 – Development Control.

Policy ENV7 – Protected Species.

Policy H10 - Residential Extensions.

Policy SPG – “Extensions and Alterations to Dwellings”.

*Ribble Valley Core Strategy Submission Version as proposed to be modified*

Policy DMG1 – General Considerations.

Policy DME3 – Site and Species Protection and Conservation.

Policy DMH5 – Residential and Curtilage Extensions.

*National Planning Policy Framework*

Achieving Sustainable Development.

Section 7 – Requiring good design.

Section 11 – Conserving and enhancing the natural environment.

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

The application relates to a detached 1930s bungalow located on the east side of Clitheroe Road, Waddington. The property which lies between Fields Farm and a property known as Hayday, has unusual turrets projecting above each of the front bay windows which blend in to the rosemary tile roof. These turrets, also known as pinnacle roofs, are a dominant feature of this property. The property is within the defined village settlement of Waddington but is located outside the Conservation Area.

Permission is sought to demolish a conservatory measuring 3.7m x 4.1m and in its place erect a larger single storey extension at the rear of the property measuring 4.9m x 7.2m. The existing extension is positioned just off centre on the rear elevation and the proposed extension would increase in width to run flush with the north west gable of the original house.

When the application was initially submitted, the proposals were for an extension with a rosemary tile roof that would extend off the west gable wall of the house with its scale and

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design matching the original house. Whilst the design itself was considered to be well thought out and would have looked visually attractive, concern was expressed about the overbearing impact the increased roof form, over and above the existing conservatory, would have on the neighbour of Hayday, particularly when using the rear garden area of the dwelling. There was also concern about the potential loss of sunlight to a bedroom window located close to the shared boundary. As a result of these concerns, the agent has re-designed the proposal by changing the roof of the extension to reflect a traditional orangery, as illustrated in the plans received on the 20<sup>th</sup> October 2014. The overall height of the roof has decreased by approximately 1.95m and the massing of the roofscape which caused neighbouring amenity concerns has significantly decreased. In addition, the boundary fencing and mature planting will protect any direct overlooking. I therefore consider the amended proposal to be acceptable in respect of the impact on residential amenity and in terms of its design.

The proposal will cause disturbance to the roof of the main property and consequently a bat survey dated the 27 August 2014 has been submitted. This found no evidence of bats using the property. It therefore highly unlikely that the proposal would cause harm to this European protected species. An advisory note will be placed on the decision notice making the applicant aware of the legal protection surrounding bats.

For the above reasons it is thus recommended the application be approved.

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**RECOMMENDATION:** That conditional planning permission be granted.