

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/0187	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/10/2020	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Alterations to a detached bungalow including two extensions to the front, an altered roof pitch and a detached garage with new front boundary gates and a new stone wall.
Site Address/Location:	Rockhaven, Ribchester Road, Clayton le Dale, BB1 9EG

CONSULTATIONS:	Parish/Town Council
No comments received within consultation period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Lcc Highways	No objections subject to conditions
CONSULTATIONS:	Additional Representations.
No representations received with respect of proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMH5 – Residential and Curtilage Extensions
Relevant Planning History: None relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property within Clayton le Dale. The application property benefits from a driveway and integral garage with a garden to the front and private garden to the rear.
Proposed Development: Consent is sought for multiple alterations to the dwelling detailed as follows: <ul style="list-style-type: none">Proposed roof lift of existing bungalow by 1.8m having a proposed ridge height of 6.5m raising the existing front and rear gable extensions by 2m.Conversion of integral garage and extension to front to provide a home office/gym. The extension measures 6.3m in width by 2.7m in forward projection with a pitched roof measuring 2.5m at the eaves and 5.6m at the ridge.

- Proposed extension to front of the dwelling to provide new entrance. The extension measuring 4.5m in width with a forward projection of 2.1m. This extension will also have a pitched roof measuring 2.5m at the eaves and 4.8m at the ridge.
- Erection of detached double garage with attached car port canopy to side that is to be sited within the front garden area of the dwelling. The garage measuring 6.5m by 6.5m with a flat roof measuring 2.7m in total height. The garage will be constructed with natural stone to match main house.
- Proposed widened entrance including the erection of a new boundary wall and new entrance gates with new hard standing providing access to the new garage.

Impact Upon Residential Amenity:

There are two neighbouring dwellings that have the potential to be affected by the proposed development. The neighbour to the east is known as Bromiley. The boundary of this neighbour is sited approximately 4m east of the application property and the neighbouring dwelling is sited approximately 13m from the application property. The proposed development will increase the ridge height of the application property by approximately 1.8m and there are two front gable extensions proposed. Due to the separation distance between the application dwelling this neighbour as well as the neighbour being sited further south than the application dwelling it is considered that the proposed roof lift and extensions will have limited impact on this neighbour.

The application property to the west is known as Ekuuse. This neighbour is sited approximately 0.6m from the boundary of the development site and the side elevation of this neighbour is sited approximately 6m west of the side elevation of the application property. The side elevation of this neighbour does not benefit from any windows and therefore the raising off the roof to this side of the dwelling would not result in a detrimental loss of light. No additional windows are proposed to face this neighbour therefore there will be no additional loss of privacy to this dwelling.

The proposed detached garage is to be sited approximately 9m south of the application site and will be sited approximately 15m south of the neighbouring dwelling Ekuuse. The garage will have a flat roof with a carport attached having a total height of 2.7m. The separation distance between the proposed garage and the front elevation of this neighbour ensures that the garage would not have a detrimental impact on this neighbour.

Impact upon Visual Amenity:

The application site is set back off Ribchester Road and due to the existing boundary hedge the development site is screened from Ribchester Road. The proposed works to the main dwelling are considered to have minimal impact on the visual amenity of the area and character of the application property as the application property benefits from a substantial plot and although proposing to raise the roof the development site will still remain as a single storey bungalow. The proposed extensions to the front will remain subservient to the main dwelling due to their minimal forward projection. The proposed extensions will be constructed in stone and the extensions and garage conversion will form three feature windows with large element of glazing. The proposed building materials and proposed fenestration details are not considered to harm the character of the application property.

The proposed widened entrance, gates and boundary wall will result in the loss of the 3m high conifer however the existing boundary trees are to be retained. The development site is the only property in the area that benefits from a high hedge and the surrounding properties benefit from a

mixture of stone walling, low hedging and metal gates. Whilst it would be beneficial for the high hedge to be retained to act as a natural screen, the loss of this high hedge to be replaced with a 2m stone wall would not be detrimental to the visual amenity of the area and the trees behind the wall will still be visible from Ribchester Road.

The proposed detached garage will be sited behind the stone wall and is likely to be screened by the stone wall on approach from Ribchester Road. The neighbouring dwelling Ekuuse also benefits from a detached garage that is visible from Ribchester Road that is a similar scale to the proposed garage therefore it would not be considered out of character to have a garage in this location.

Ecology and Trees:

A protected species survey has been submitted (dated 17.02.2020) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts. However, the survey recommended that a dusk emergence survey shall be undertaken between the months of May and August inclusive. The survey also requested that integrated bat boxes shall be installed in the property and as such a condition will be attached requiring that the development will be carried out in strict accordance with the recommendation of the bat survey report.

The proposed garage and new boundary wall are to be sited within close proximity of a group of trees within the curtilage of the application site and also the neighbouring dwelling Ekuuse. The proposed garage has been relocated to avoid the Root Protection Zone of these trees.

The Countryside Officer has no concerns with the development however requested a condition be imposed requiring trees indicated on the proposed site plan to be protected by fencing in accordance with a scheme to be agreed in writing with the LPA prior to commencement of any development on site.

Highways:

The development proposes alternative access arrangements including the widening of the entrance and new boundary treatment. LCC highways have no objection to the development so long as a condition is attached with regards to the visibility splay.

Conclusion:

In summary, the proposed development would share an acceptable relationship with the application property and the visual amenity of the surrounding area and would not have any undue impact upon neighbouring residential amenity in accordance with Policies DMG1 and DMH5 of the Core Strategy.

RECOMMENDATION:

That planning consent be granted.