


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/0594	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	03/11/2020	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	First Floor Extension over garage and extension of existing decking to rear of dwelling.
Site Address/Location:	20 George Lane, Read, BB12 7RH

CONSULTATIONS:	Parish/Town Council
No comments received within Consultation Period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objections	

CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property located on George Lane within Read. The application dwelling benefits from an attached flat roof garage with parking to the front and a private garden area to the rear.

Proposed Development for which consent is sought:

Consent is sought for the erection of a first floor extension over the existing single storey flat roof garage. The flat roof garage measures at 2.6 metres in total height. The first floor extension above the garage will form a south facing gable measuring approximately 5 metres at the eaves and 7.3 at the ridge. The first floor extension will measure 3.25 metres in width by 5.2metres in length and will form an additional bedroom and ensuite.

Consent is also sought to extend the existing decked area to the rear of the property. The extended decking area will project beyond the rear of the existing decking by a further 1m having a maximum depth of 3.5m. The new decking area will also extend along the rear wall of the existing conservatory and this section will extend rearwards by 1.7m. The decked area will have a height of 1.3m with a glazed balustrade taking the total height to 2.2m

Impact Upon Residential Amenity:

The first floor extension to the side elevation will result in the property projecting 3.35 metres closer at first floor towards adjacent property 18 George Lane a single storey bungalow property. This property benefits from a single window on the side elevation that is obscurely glazed. The land between the development site and the side elevation of the neighbour is approximately 4 away and two sheds are sited on this land. As such although the proposed development is likely to result in the loss of light to this elevation as the only window on this elevation is obscurely glazed the loss of light to this window would not warrant refusal of the application. The loss of light to the side garden area would also not warrant refusal of the development as the area is used to store sheds.

The proposed extended decked area will have limited impact on the residential amenity of no 22 George Lane as neighbouring garden areas is screened by existing boundary treatments, either a 1.8m hedge or fence. Along with the existing boundary treatment there is a separation distance of 8.5m between the decked area to the north and this neighbour.

The neighbour to the south no 18 does also have a boundary hedge partially screening the site but the proposed decking could potentially result in the overlooking of this neighbour. Therefore, it was requested that the plans be revised to include the erection of an obscurely glazed privacy screen. Subsequently plans were received providing the above.

Visual Amenity/External Appearance:

Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, 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. The policy also stresses that the density, layout and relationship between buildings is of major importance and 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.

It is considered that the proposed development would alter the appearance of the dwelling and general street scene, however; due to the variety of design of properties in the area it is not considered that the alterations would have a harmful impact upon the appearance of the surrounding area.

The proposed extension will be erected over an existing flat roof garage therefore the width of the extension is considered acceptable. The development has been amended to reduce the ridge down by approximately 0.2m to the front so that the extension remains subservient to the main dwelling. As well as the above the development will be constructed in matching materials to the main house. Therefore, it is considered that the extension will remain subservient to the main dwelling and will have minimal impact on the visual amenity of the area.

The proposed extended decked area to the rear of the property will not be visible from the adjacent highway and will therefore have minimal impact on the visual amenity of the area.

Landscape/ Ecology:

A protected species survey has been submitted (dated 25/09/2020) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts. The survey did request that Greenwoods Ecohabitats two chamber box/ or kent bat box shall be installed on trees within the garden area to benefit the local bat population by providing new roosting opportunities.

Highways:

The development site benefits from off street parking for four cars and these parking spaces are proposed to be retained as part of the development. As such LCC highways have no objection to the

development.

Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration the application is recommended accordingly.

RECOMMENDATION:

That planning consent be approved