


Signed Manager Officer
Date		

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/0970	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08.12.2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Approval

Development Description:	Dormers to front elevation, lowering curb and render to property Resubmission of 3/2020/0595
Site Address/Location:	88 Fairfield Drive, Clitheroe, BB7 2PS

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objections subject to conditions	

CONSULTATIONS:	Additional Representations.
3 letters of representation from two household have received with the following objections: <ul style="list-style-type: none"> Concerns regarding no of bedrooms to be created and no of parking spaces proposed. Lowered curb would could an obstruction 	

RELEVANT POLICIES:
Policy DMG1 – General Considerations Policy DMH5 – Residential and Curtilage Extensions

Relevant Planning History:
3/2020/0595- Two storey side extension and an extension to existing rear dormer and proposed dormer to front- REFUSED

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: <p>The application site relates to a semi-detached dormer bungalow located within Clitheroe. The property has a private garden area to the rear and benefits from parking to the side and garden area to the front.</p>
Proposed Development for Which Consent is Sought: <p>Consent is sought to erect a dormer on the front elevation measuring 10.6 metres by 3.4m by 1.76 metres to provide two bedrooms at first floor.</p> <p>Consent is also sought to drop the kerb to the front of the dwelling to provide off street parking for three cars. The dropped kerb will extend 7.8m and the driveway will be block paved. The gable end</p>

of the dwelling is also proposed to be rendered as part of refurbishment works to the dwelling.

Impact Upon Residential Amenity:

The application site is a semi-detached dwelling with the adjacent property known as 86 Fairfield Drive being to the west of the site. The proposed dormer would not directly overlook the garden area of this neighbour when compared to the existing situation therefore the proposed front dormer has an acceptable impact on this neighbour.

There is a sufficient separation distance of 25m between the front elevation of the application site and the front elevations of the dwellings opposite specifically no 63 and 65 Fairfield Drive. Therefore, the dormer would not result in the loss of privacy to these neighbours.

Impact Upon Visual Amenity/ External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should 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”. Furthermore, development must “consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed in the visual appearance and relationship to surroundings...”.

The application site is located on the corner of Fairfield Close and Fairfield Drive and is therefore afforded a high level of visual prominence. The application is a resubmission of a previously refused side extension that was considered to be an unsympathetic and incongruous addition. The development has subsequently been reduced down to the erection of a front dormer. The front dormer would have a flat roof and would be finished with grey upvc weatherboard to match the dormer on the rear of the dwelling. Although front dormers are uncommon in the immediate area, there is one property that benefits from a dormer window to the front and this dormer can be seen from the development site. As such it is considered that the proposed front dormer would not have an unacceptable impact on the visual amenity or character of the area to warrant refusal of the application.

The proposed dropped kerb and proposed driveway would have minimal impact on the visual amenity of the area as the majority of properties in the immediate vicinity benefit from off street parking to the front or side of their properties. The application property benefits from a side garden area that would be retained ensuring that the property retains an area of soft landscaping.

The applicant originally sought consent for the property to be rendered with off white k rend. It was considered that this would have a detrimental impact on the visual amenity of the area and it was requested that the front and rear elevations were retained as red brick and that only the side gable would be rendered. The applicant’s agent subsequently submitted amended plans and it is considered that the development is now acceptable.

Highways:

The proposed development includes consent being sought to the installation of a dropped kerb. LCC highways have no objection to the development subject to conditions relating to the visibility splay, appropriate driveway paving and reinstatement of the kerb if the vehicle crossover becomes redundant.

Ecology:

A protected species survey has been submitted (dated 16.08.2020) 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 two Greenwoods Ecohabitats chamber boxes shall be installed within the garden area to benefit the local bat population by providing new roosting opportunities.

Observations/ Consideration of Matters Raised/ Conclusion:

With all the above taken into consideration is the application is recommended accordingly.	
RECOMMENDATION:	That planning consent be granted.