

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:		Date:		Manager:		Date:
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Application Ref:	3/2020/1003	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/12/2020	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Demolition of existing conservatory and construction of single storey extension to the rear. First floor extension to the front and proposed extension to existing front porch.
Site Address/Location:	1 Carr Croft, Rimington, BB7 4EN

CONSULTATIONS:	Parish/Town Council
No objections have been received in respect of the proposed development	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No representations received within consultation period.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
DMG1: General Considerations
DMH5: Residential and Curtilage Extensions
Relevant Planning History:
N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Location: The application property is a detached dwelling located within Rimington and is in no areas of special consideration or designation. The application dwelling benefits from an attached garage and driveway to the front with 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 garage on the front of the house, erection of a single storey extension to the rear and extension of the existing lean to porch on the front of the house.

The proposed first floor extension will project forwards of the principal elevation by 6.4m measuring 5.1m in width. The extension will form a south-facing gable measuring 4.7m at the eaves and 6.4m at the ridge.

The existing porch will be altered to provide a porch that projects forwards of the principal elevation by 2.3m measuring 2.7m in width and will have a lean to roof measuring 2m at the eaves and 3.7m at the highest point.

To the rear the existing conservatory will be demolished and an extension is proposed to extend the full width of the house (11m) having a rearward projection of 3.5m. The extension will have a lean to roof measuring 2.5m at the eaves and 3.5m at the highest point. A feature glazed gable is proposed in the centre of the extension.

Residential Amenity:

The proposed works to the front of the property relate to the south west corner of the house therefore the neighbour to the west, known as Stone Croft, has the most potential to be affected by the proposed first floor extension. The front elevation of the proposed first floor extension would be sited approximately 20m from the rear elevation of this neighbour and approximately 5m from the shared boundary. Due to the topography of the site the application property is set lower than the neighbour, Stone Croft and the front elevation of the proposed first floor extension is offset from the rear elevation of Stone Croft such that there are no direct facing windows. Along with the above, there is an existing high boundary hedge will act as a screen so that this first-floor window on the front elevation will not directly overlook this neighbouring garden.

On the main house a first floor window is proposed serving a landing area. This window has the potential to overlook the garden area of Stonecroft therefore it will be condition that this window be obscurely glazed.

The neighbour directly to the south is Springfield House. The rear boundary of this neighbour is sited over 20m from the front elevation of the proposed extension and therefore the development would not directly overlook this neighbour.

The proposed works to the porch result in a minimal increase in footprint and due to the separation distance from the neighbour to the east no 2 Carr Croft it is considered that the works will have minimal impact on this neighbour.

The proposed extension to the rear of the house will have a rearward projection of 3.5m and will have a total height of 3.5m. It is considered that the neighbour to the east, 2 Carr Croft and neighbour to the West, Stone Croft will not be negatively affected by the proposed extension due to the existing boundary treatments and there being a sufficient separation distance between the development site and these neighbours.

Visual Amenity:

While the application is altering the existing property significantly, resulting in an increase in the floor space of the dwelling, specifically to the front of the property the proposal is not considered to be out of proportion based on its plot size and the variety of house designs in the immediate area. The development site is set back from Rimington Lane by 40m and therefore when viewed from the public highway the development site is not seen as a prominent feature. As such the proposed alterations to the dwelling are also unlikely to be viewed as prominent additions when viewed from Rimington Lane.

The first-floor extension will project forwards of the dwelling by 6.4m as it is proposed to raise the roof of the existing flat roof garage to create a first floor. Therefore, although the development has a forward

projection that is of quite a substantial size it is considered that the extension will remain commensurate with the scale of the original dwelling. This is due to the ridge being set down approximately 0.8m and the eaves being set down 0.3m from that of the existing ensuring that the proposed addition benefits from an element of visual subservience in relation to the main dwelling when viewed from the road. As such the proposed extension is not considered to result in any significant negative impact on visual amenities or character of the area.

The proposed porch extension is considered to have minimal impact on the visual amenity of the area as the development creates a minimal increase in floor space and the porch is considered to remain subservient to the main house.

The proposed development to the rear of the property will not be visible from Rimington Lane but will be visible from Back Lane due to the development site being elevated above the road and there is limited screening to the rear. Although the extension will be visible it is not considered to have a detrimental impact on the visual amenity of the area due to the proposed design ensuring that the extension will remain subservient to the main dwelling.

The proposed extensions and alterations as a whole are not considered to result in any significant negative impact on the visual amenity and character of the area, the proposals will be commensurate in scale to the host dwelling and constructed using matching materials.

Landscape/ Ecology:

A protected species survey has been submitted (dated 30/11/2020) 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.

Other Matters:

The development was originally submitted proposing to have a balcony on the front elevation of the property. It was considered that this design was unacceptable and it was requested for the proposed fenestration to be of a similar appearance to the windows on the main house. The applicant's agent subsequently submitted amended plans which are considered acceptable.

Observations/Consideration of Matters Raised/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 it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted