


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2020/1036	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	07/01/2021	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>REFUSAL</b>

<b>Development Description:</b>	Proposed 2no single storey rear extensions, replacement of existing garage out building, two dormer windows on the rear elevation and alterations to shop front to provide separate entrances to the shop and flat above.
<b>Site Address/Location:</b>	46 Eshton Terrace Clitheroe, BB7 1BQ

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections as the development is in a suitable location.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
1 letter of representation have been received with the following objections: <ul style="list-style-type: none"><li>• Application documents include errors</li><li>• Pitched roof outbuilding would be prominent and out of character</li><li>• Loss of light to neighbouring dwelling</li><li>• Extensions are out of character with the area</li><li>• Parking concerns through creation of additional bedroom space.</li></ul>	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement EN5 – Heritage Assets  
Key Statement EC1 – Business and Employment Development  
Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME4 – Protecting Heritage Assets  
Policy DMH5 – Residential and Curtilage Extensions  
Policy DMB1 – Supporting Business Growth and the Local Economy  
Policy DMR1 – Retail Development in Clitheroe

Planning (Listed Buildings and Conservation Areas) Act  
National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2017/1026-Proposed third floor roof lights, with integral balcony to rear, two storey extension to rear including infilling existing rear window and construction of external staircase to create separate access to first floor flat. Replacement exhaust vent to rear, and replacement of existing yard building with a single storey extension to laundrette with sedum roof. New signage to shop front- Refused

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description:**

The application property is a mid-terrace two storey property located in Clitheroe and falls within the Clitheroe Conservation Area. The application property is a residential property at first floor with ground floor being used as a laundrette. The development relates to both the flat at first floor and the existing business premises at ground floor. The rear of the property is visible from within Clitheroe Castle Grounds.

**Proposed Development:**

Consent is sought for multiple alterations to the property as follows:

- Erection of two pitched roof dormers on the rear elevation. The dormers individually measure at 1.2 metres in width by 1.6 metres in height projecting from the roof slope by 2.5 metres.
- Alterations to shop front to provide a new separate entrance door to laundrette with existing door serving the flat above. The shop front is currently a three pane window and it is proposed for one pane on the existing window cill to be dropped to provide a door entrance serving only the laundrette.
- Two single storey extensions to the rear. The first of the two extensions will infill between the existing two storey outrigger projecting off the property and the shared boundary. This extension will project beyond the rear wall by 2.7m measuring 2.4m in width. The extension will have a lean to roof measuring 3.5m at the eaves and 4.5m at the highest point. A single false window is proposed on the rear elevation of the extension.
- The second single storey extension will project beyond the rear wall of the existing two storey outrigger by 2.6m measuring 2.7m in width. This extension will also have a lean to roof measuring 3.5m at the eaves and 4.5m at the ridge. A single door is proposed on the west elevation of the extension and a window is proposed on the rear elevation.
- Demolition of existing sloping roof outbuilding to be replaced with new pitched roof outbuilding. The replacement outbuilding will be of a similar footprint to the existing outbuilding with a slight increase to the width of the building. The building will measure 4.5m by 3m measuring 2.1m at the eaves and 3.2m at the ridge.

**Principle of Development:**

The application site is located outside of the Main Shopping Centre of Clitheroe however Policy DMR1 of the Ribble Valley Core Strategy states that proposals for retail developments in Principal settlements that are outside of the Main Shopping Centre will be approved provided that it can be demonstrated that it meets one of the exception criteria. The retail use of the property is existing, and it is considered that the development would not be considered a large-scale development and it would not affect the vitality or viability of the town centre.

### **Impact Upon Residential Amenity:**

The proposed dormer windows are not considered to result in any negative impact on the adjoining neighbouring dwellings due to the nature of the development on the rear roof slope of the application property. The alteration to the shop front is also considered to have limited impact on the adjoining neighbours due to the development relating to fenestration changes.

The proposed single storey extension to be infilled between the boundary of the neighbour at no 48 will have a minimal rearward projection of 2.7m and will have a lean to roof with the eaves measuring at 3.5m. Due to the minimal rearward projection it is considered that the development would not result in the significant loss of light or privacy to no 48 Eshton Terrace.

The proposed pitched roof outbuilding will be set on the boundary between no 46 and 48 Eshton Terrace. The proposed outbuilding will be approximately 2.1m in height to the eaves with a pitched roof measuring at 3.5m. Whilst the proposed outbuilding has increased in height when compared to the existing outbuilding it is considered that due to the separation distance between the rear elevation of the neighbour, no 48 Eshton Terrace and fact that the building will be sited on land lower than the ground level of the rooms in the neighbouring property the development would not result in a detrimental loss of light to this neighbour.

The proposed single extension projecting off the two storey outrigger will extend no further than the existing two storey rear extension on the adjacent neighbour, no 44 Eshton Terrace. As such this extension will have minimal impact on the residential amenity of this neighbour.

### **Visual Amenity/External Appearance/Conservation Area:**

The application site is located within the Clitheroe Town Centre Conservation Area and backs onto the Clitheroe Market.

Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Similarly, Policy DME4 of the Ribble Valley Core Strategy does not support development that would cause harm to the significance of a heritage asset, in this case the s the Conservation Area.

Paragraph 190 of the NPPF states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 193 of the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”*

The application property is a mid-terrace property located with Clitheroe Conservation Area. Eshton Terrace is identified within the Clitheroe Conservation Area Appraisal as containing good examples of modest late 19th century terraced housing. Gabled dormers can be seen in four out of five properties along this terrace row of which appear to be historic in form, if not original. The adjoining neighbour no.44 currently benefits from a single gabled dormer to the rear. The development proposes two dormers to the rear that will have a similar design to the others on the terrace row. The proposed dormers will reflect those also visible from the Clitheroe Castle Park as well as the

dormers to the front of the terraced row and therefore there will be no adverse impact on the visual amenity of the area and character of the Conservation Area or the setting of listed buildings.

The rear boundary of the site is visible from within Clitheroe Castle Park and therefore both the rear single storey extensions, and outbuilding will be visible from a public viewpoint from within the designated Conservation Area and could also potentially impact on the setting of Grade I listed Clitheroe Castle. The significance of the terrace block is derived from the strong rhythm in window opening arrangement and proportions (single vertically emphasised window at both ground floor and first floor in each bay – no 50 retains a mid late C19 2/2 vertically sliding timber sash in the later brick-built extension. It is considered that the outbuilding will not be viewed as inappropriate addition as the garage is single storey and is relatively set back from the rear boundary and would not have a detrimental impact on the setting of Clitheroe Castle or character of Clitheroe Conservation Area.

The proposed rear extensions are inappropriate and would be result in incongruous additions that would result in less than substantial harm to the character of Clitheroe Conservation Area and therefore in accordance with Paragraph 196 of the NPPF this harm should be weighed against the public benefits of the proposal. The applicant's agent has not identified any public benefits to the proposal only that the approval would allow the applicant to expand there business therefore the only benefits of the proposal would be private.

The works to the front of the property are required to provide separate accesses to the flat at first floor and the laundrette at ground floor. The development will alter the front elevation of the property. This property is the only property on the row that is not a residential dwelling and the front elevation is therefore of an alternative design in terms of its fenestration and general appearance, but the adjacent property matches this one. Despite the property having an alternative design as the property has a commercial use all the properties on Eshton Terrace only benefit from a single front door and the incorporation of a second door into the shopfront would also undermine the strong rhythm of terrace front doors and would result in an incongruous and conspicuous addition. As such it is considered that the development would have less than substantial harm to the character of the Conservation Area. Similarly, the applicant's agent has not provided any justification to state that there are any public benefits to this element of the proposal. The only benefits identified by the LPA are private.

In summary, it is considered that the proposed rear extensions and alteration to the front of the property will have a detrimental impact on the character of area including the Conservation Area and thus does not comply with the proposal complies with both national and local policies which seeks to preserve or enhance the character of the Conservation Area.

#### **Highways:**

The LCC Highway Officer has raised no objection to the proposal, stating that the site is within a sustainable location and therefore there is no requirement for any parking spaces to be provided as part of the proposal.

#### **Landscape/Ecology:**

A protected species survey has been submitted (dated 27.12.2020) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts.

**Observations/Consideration of Matters Raised/Conclusion:**

Therefore, in giving considerable importance and weight to the duties at section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in consideration to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy and in giving 'great weight' to the conservation of the relevant sections of the NPPF. It is recommended that the application be refused.

**RECOMMENDATION:**

That planning consent be refused for the following reason:

The proposals are harmful to the character and appearance of Clitheroe Conservation Area because the single storey extensions to the rear elevation and proposed door opening to the front entrance are unsympathetic to the terrace row due to the strong rhythm in window/door opening arrangement and proportion. This is contrary to Core Strategy Key Statement EN5 and Policies DMG1 and DME4 and the National Planning Policy Framework Section 16 , Paragraph 193 and 196.