


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	5/2/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2020/1055	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	7/1/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed single storey extension and dormer to rear.
Site Address/Location:	Mayfield, Whalley Road, Simonstone. BB12 7HT.

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 - Development Strategy Key Statement DS2 - Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history relevant to the determination of the planning application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area The proposal relates to a detached property in Simonstone. The property consists of stone walls, blue slate roof tiles and white UPVC doors and windows. The property is situated on a main road within a residential area that is bordered to the South by a large area of green belt land and open countryside to the North.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey rear extension and rear dormer window.

Principle of development:

The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The proposed rear dormer window falls within the realm of permitted development and as such could be constructed without planning permission.

Residential Amenity:

The single storey extension on the proposal's North-east elevation includes numerous windows as part of its design which will allow views into the property's rear garden. These windows will not provide opportunities for overlooking into neighbouring properties in as much that the single-storey extension will be screened at the ground floor level between the property's boundary wall, hedge and fence.

This layout will also ensure that the extension will not have any significant impact upon the provision of natural light and outlook for any neighbouring residents.

The proposed rear dormer window faces directly towards the lounge window of the rear neighbouring property at a distance of approximately 17 metres. As such, the proposed dormer window will allow a certain amount of overlooking however the distance between these windows is considered as sufficient enough to prevent any serious infringement of privacy.

The proposed dormer window will be situated directly adjacent to the side elevation of the neighbouring property's roof eaves and as such will not have any adverse impact upon natural light or outlook.

Notwithstanding these issues, as aforementioned the dormer could potentially be constructed under permitted development rights without the requirement for planning permission.

Visual Amenity:

The proposed single storey extension will be subservient to the primary dwelling in as much that its eaves and roof pitch height will not exceed those on the main property. Moreover, the extension will be sited largely out of public view at the rear of the property between a boundary wall, hedge and fence therefore its visual impact will be minimal.

The proposed dormer window will measure 2.1 metres in height and 6.6 metres in width and as such will have a relatively conspicuous presence however it is not considered that the proposed dormer window will have an imposing or overbearing presence by virtue of its design.

Landscape/Ecology:

A bat survey conducted at the proposal site on 15/12/20 found no evidence of any bat related activity.

Observations/Consideration of Matters Raised/Conclusion:

The single-storey element of the proposal does not raise any concerns in relation to residential or visual amenity in as much that it will be situated in an area that offers a sufficient level of screening. The proposed dormer window will allow a certain degree of overlooking and will maintain a relatively prominent presence in the area however these impacts are not considered to be detrimental to residential or visual amenity.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning permission be granted.