


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	3/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2020/1084	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	6/1/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed two storey side extension and single storey rear extension.
<b>Site Address/Location:</b>	16 Wellbrow Drive, Longridge. PR3 3TB.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Longridge Town Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received in respect of the application.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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  <b>National Planning Policy Framework (NPPF)</b>
<b>Relevant Planning History:</b>  No recent planning history relevant to the determination of the planning application.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area</b>  The proposal relates to a semi-detached property in Longridge. The property is constructed of red brick, concrete roof tiles and white UPVC windows. The surrounding area is primarily residential and is characterised by numerous semi-detached properties.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a two-storey side extension and single storey rear extension to enlarge an existing bedroom and accommodate a new kitchen respectively.

**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.

**Residential Amenity:**

The proposal includes one additional bedroom window on its North-west elevation and an additional bedroom window on its South-East elevation both of which will be positioned alongside the property's existing bedroom windows.

The existing bedroom windows on the property's North-west elevation are sited a sufficient distance of approximately 20 metres from the nearest dwellings therefore the proposed additional window will have no significant impact upon existing levels of privacy.

The proposed bedroom window on the property's South-east elevation will allow some overlooking into the rear garden of No.14 Wellbrow Drive however this area is already viewable from an existing bedroom window therefore the proposed additional window will have no significant impact upon the privacy of the neighbouring residents.

The two-storey element of the proposal will have a sideways projection of 2.2 metres with an eaves and roof height of 5.6 metres and 7 metres respectively. The South-western elevation of the two-storey extension will be situated close to the boundary with No.14 Wellbrow Drive approximately 2.8 metres away from a first floor window therefore the proposed side extension will have some impact upon the provision of natural light for the neighbouring residents however it is not considered that this impact will be significant.

The rear single-storey element of the extension will serve as an infill between the rear projection of the existing kitchen area and side elevation of the property and as such will have no significant impact on natural light or outlook.

**Visual Amenity:**

The single storey extension to the rear will largely comprise the area where the existing detached garage stands and will only be partially visible to the neighbouring properties therefore its visual impact will be minimal.

The original plans submitted for the proposal included a two-storey side extension with a widthways projection which comprised the entire space between the existing property and the boundary line with No. 14 Wellbrow Drive. The roof and eaves height of this extension were originally set to match the eaves and roof height of the main property at the first-floor level. The front elevation of the extension was originally set back 300mm from the front elevation of the main property at the first-floor level however the front elevation of the extension at the ground floor level was set in line with the main property.

As such, it was considered that the original proposal would have had a detrimental impact on visual amenity which would have created a visual imbalance between the pairing of semi-detached dwellings at No. 16 and No.18 Wellbrow Drive by virtue of its continuous roof line, front elevation and excessive widthways projection. It was also considered that the proposed works could have led to a terracing effect if a similar proposal was ever implemented at the neighbouring property of No.14 Wellbrow Drive.

The applicant has since resubmitted an amended plan in which the widthways projection of the two-storey side extension has been reduced to 2.2 metres. Side extensions are generally considered to be acceptable when sited at a distance of at least 1 metre from any side boundary however the amendment proposed is acceptable in this case given the constraints of widthways space on the existing property. The front elevation of the two-storey side extension has also been set back 1.3 metres from the main property which in turn has significantly reduced the eaves and roof height of the side extension.

The two-storey side extension will be viewable from Wellbrow Drive and as such will have some visual impact on the existing street scene. However, the amended proposal will be set back from the main property with a reduced widthways projection and roof line, both of which will significantly reduce the previously identified unbalancing effects, terracing effects and overall impact upon visual amenity in the surrounding area.

**Landscape/Ecology:**

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

**Highways:**

The proposal will not result in the loss of either of the two existing off-street parking spaces on site therefore it is not considered that the proposed works will have any adverse effect upon highway safety.

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

The proposal does not raise any issues in relation to residential amenity in as much that its layout will not provide any new opportunities for overlooking, nor is it considered that the proposed works will lead to any significant loss of natural light or outlook.

The proposal was considered to be unacceptable in its original form by virtue of its design and use of space however the applicant has since made some significant changes to the original proposal which are considered to adequately address the initial concerns raised and justify acceptance of the proposal.

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.