

| Report to be read in conjunction with the Decision Notice. | | | | | | | |
|--|-----------------|------------------------|--------------|-----------|-----------------|--|--------------|
| Signed: | Officer: | BT | Date: | 17/3/2021 | Manager: | | Date: |
| Site Notice displayed | N/A | Photos uploaded | Y | | | | |

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|------------------------------------|-------------|---|----------|
| Application Ref: | 3/2021/0031 |  <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div> | |
| Date Inspected: | 1/2/2021 | | |
| Officer: | BT | | |
| DELEGATED ITEM FILE REPORT: | | Decision | Approval |

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|---------------------------------|--|
| Development Description: | Proposed dormer to rear including Juliet balcony |
| Site Address/Location: | 29 Larkhill, Langho. BB6 8AR. |

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| CONSULTATIONS: | Parish/Town Council |
| Billington and Langho Parish Council have no objections. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| None. | |
| CONSULTATIONS: | Additional Representations. |
| No representations have been received in respect of the application. | |

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| 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 NPPF |
| Relevant Planning History: 3/2016/0625: Single storey extensions to side and rear (Approved) |

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| ASSESSMENT OF PROPOSED DEVELOPMENT: |
| Site Description and Surrounding Area: The proposal relates to a semi-detached property in Langho. The property is constructed from red brick, slate roof tiles and white UPVC doors and windows. The property is situated within a small housing area with large areas of countryside on the periphery. |

Proposed Development for which consent is sought:

Consent is sought for the construction of a dormer window which includes a Juliet balcony as part of its design.

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 proposed dormer window and Juliet balcony will be situated in an elevated position within the property's existing roof plane directly on the adjacent boundary with No. 28 Larkhill. This will allow some overlooking into the rear garden of No. 28 Larkhill however the property's existing first floor bedroom windows already look into this area therefore it is not considered that the proposed works will significantly compromise existing levels of privacy.

The proposed dormer window will be situated above and to the side of the neighbouring property's windows and will not project beyond the roof plane of the main property therefore it is not anticipated that construction of the dormer window will lead to any significant loss of natural light or outlook for the neighbouring residents.

Visual Amenity:

The dormer window will have a width of 6.5 metres which is equal to the width of the main property's entire Western roof plane. As such, the visual impact of the proposal will be considerable and will significantly alter the rear profile of the primary dwelling however it is not considered that the dormer window will have any detrimental impact upon visual amenity for the neighbouring residents.

Moreover, the proposed dormer window will be situated to the rear of the main property 1 metre below the property's roof pitch and as such will maintain a minimal visual presence in the wider residential area around Larkhill.

Landscape/Ecology:

A bat survey conducted at the proposal site on 20/1/21 found no evidence of any bat related activity.

Observations/Consideration of Matters Raised/Conclusion:

The proposal will have some impact upon residential amenity in as much that the elevated position of the dormer window and Juliet balcony will allow some overlooking into the adjacent neighbouring property.

However, given that this area is already viewable from the property's first floor windows, it is not considered that the introduction of a dormer window will significantly compromise the privacy of the neighbouring residents.

Furthermore, the construction of rear dormer windows and Juliet balconies falls within the confines of permitted development and as such these aspects of the design could be implemented without planning permission.

The proposal will have a noticeable visual impact by virtue of its design however the screened positioning of the proposal at the rear of the main property will considerably reduce this visual impact.

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.