

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
----------------	-----------------	--	--------------	--	-----------------	--	--------------	--

Application Ref:	3/2021/0032	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/02/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Replacement of unauthorised flat roof existing outrigger with new pitched roof. Resubmission of 3/2020/0895.
Site Address/Location:	2 Pendle Street West, Sabden, BB7 9EG

CONSULTATIONS:	Parish/Town Council
No objections to the development but ask that consideration be made as to the impact on residential amenity and the enforcement issues as well as a condition being attached requiring works commence and be completed within a set time frame.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
1 Letter of representation received with the following objections: - Concerns regarding proposed guttering resulting in trespass - Requires condition enforcing commencement of development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN5: Heritage Assets Key Statement EN2: Landscape Policy DMG1 – General Considerations Policy DMH5 – Residential & curtilage Extensions Policy DME2- Landscape and Townscape Protection Policy DME4- Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework
Relevant Planning History: 3/2020/0353- Replacement of an existing part pitch roof/part flat roof single storey outrigger with a flat roof.- Refused. 3/2020/0895- Replacement of unauthorised existing flat roof with a new pitched roof over a ground floor south facing rear outrigger. Resubmission of application 3/2020/0353- Approved with Conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application property is a mid-terrace two storey property located within the Sabden Conservation Area and the AONB.

Proposed Development for which consent is sought:

Consent is sought to replace an unauthorised flat roof with a new pitch roof over an existing single storey outrigger at the rear of the dwelling. The new pitch roof will measure 2.75m at the eaves and 3.5m at the ridge. The application is a resubmitted of a previously approved application that was granted removing the flat roof and erecting the new pitch roof over. The application has been submitted as the ownership declaration was incorrectly completed on the previously approved application.

Residential Amenity:

The proposed development relates specifically to the roof of the existing outrigger on the rear of the house. The proposed roof height will measure at approximately 2.7 metres at the eaves. It is considered that when compared to the original pitch roof/flat roof structure that the proposed development would not result in any additional loss of light or privacy.

The neighbour dwelling has objected to the development and has concerns with regards to roof structure overhanging the property boundary. This would be a private matter to be dealt with by the property owner and this neighbour.

Visual Amenity:

The application site is located within the AONB and Key Statement EN2 of the Core Strategy states "As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials"

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 Grindleton 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise 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. The more important the asset, the greater the weight should be."

Pendle Street West is considered to be a terrace row of with each property considered to be a building of Townscape Merit as they have been judged as making a positive contribution to the character and appearance of the conservation area.

The unauthorised development removed an original pitch roof gable extension that was constructed with stone and had a slate roof and was replaced with a flat roof structure. The resubmitted application proposes to remove the unauthorised flat roof and replace with a new pitch roof to be constructed in matching materials to the original extension and main dwelling. It is considered that the scale and design of the replacement roof has limited impact on the Conservation Area and AONB

as the development proposed to reinstate a similar scheme to the original outrigger.

Other Matters:

As the unauthorised structure has been in situ since mid-2019 it is considered appropriate to attach a condition to the consent requiring that the proposed works be substantially completed within six months from the date of the permission.

Conclusion:

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 consent be granted