


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	26/2/21	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2021/0033	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/02/21	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Proposed demolition of existing 2-storey garage with home office. Extension of the existing dwelling constituting a 2-storey side extension; a single storey front extension and a single storey rear extension incorporating an integral garage; additional bedroom accommodation and living accommodation; a home office and porch entrance.
Site Address/Location:	School House West Bradford Road Waddington BB7 3JE

CONSULTATIONS:	Parish/Town Council
Waddington Parish Council - As a Parish Council, we would be prepared to support the above-named planning application, if Ribble Valley Borough Council takes measures to incorporate swift nest bricks into this new build project as a biodiversity enhancement to the Parish. We have no other objections to the development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	
Additional Representations.	
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions Policy DME2: Landscape and Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets
Relevant Planning History:
None

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application property is an individually designed and attractive stone built dwelling located in a small cluster of dwellings on the outskirts of Waddington, between Waddington and West Bradford. It is opposite a large dairy farm and located at the end of three dwellings directly adjacent to the school. There is no prevailing style of architecture in this area, the adjacent property is an unusual modern one and a half storey design and beyond that is a listed building "Lane Side". Across the road is a pair of stone built dwellings which lie adjacent to three 60/70s style link detached dwellings. The site lies on the southern boundary of the Forest of Bowland AONB.

Proposed Development for which consent is sought:

The application seeks consent for quite significant extensions to the dwelling including two storey side and single storey front and rear extensions as well as of a two storey annexe building which is located towards the rear of the site.

Principle of Development:

The proposal is for extensions to a dwelling which is considered acceptable in principle subject to an assessment of the material planning considerations below.

Residential Amenity:

There is only one neighbouring dwelling that is likely to be directly affected by the proposal which is the adjacent dwelling. The proposed development will bring built form within 9 metres of the side elevation. This property has full height glazing to the front ground floor elevation which wraps around the corner of the building and is south facing. It also has a side facing first floor window which appears to serve a landing. There is a tall dense leylandii hedge on the common boundary which is approx. in excess of 2 metres in height. The new side facing upper floor windows in the new extension are all proposed to be obscure glazed. The redevelopment will also remove the outbuilding which is currently located along the side boundary towards the rear of the site.

It is not considered that the position of the extension will have a detrimental impact on the south facing ground floor window given the existing boundary screening and orientation of the two buildings. The extension has also been designed so as to prevent any loss of privacy to the nearest neighbour.

Visual Amenity:

The dwelling is currently asymmetrical with a front facing gable to the right side, the proposed two storey side extension to the right side will mirror the left side of the house and the gable will be located in the centre. There will be a modest flat roofed section which extends across the front of the dwelling forward of the principle elevation to form a porch and part of the garage which will give a slightly asymmetrical appearance and break up the appearance of the wide front elevation. This is an individually designed detached dwelling not in a uniform row and set well back from the road. It is not considered that there is a need to set the side extension back or below the ridge as this could appear disjointed. It will be quite close to the side boundary but there will still be a substantial gap of 9 metres to the next dwelling and if reduced in width could also result in an unbalanced appearance. The new extension will not be over dominant on the approach along West Bradford Road in either direction. A dated garage with dormers which is substantial in scale and located in the gap between the house and adjacent property will also be removed as part of the scheme which is likely to enhance the appearance of the site.

A new parking area will be provided to the front of the property and additional planting to the front boundary will soften the impact of this.

It is considered that the proposal extensions will successfully integrate into the street scene providing that the new materials are an exact match for the old in terms of unit size, colour, texture and coursing. It is noted that the applicants intend to use traditional windows and doors to the front elevations with more modern features to the rear which are considered sympathetic to the original building. The proposal will be a significant addition to the building but it is within a gap between other buildings and will not encroach into open countryside. As such it is not felt that the proposal will be harmful in terms of the

street scene or wider landscape of the AONB. The proposal is considered acceptable in terms of DMG1 and DME2

Heritage:

Lane Side is a grade II listed building dated 1752. The LPA has a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering applications to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Another dwelling lies between the listed building and the application site which may have been built in the original curtilage of one of them. This extension will quite significantly alter the appearance of School House but it is not in the immediate setting and is visually quite separate. The more modern dwelling directly adjacent has a much greater impact on its setting and the area has clearly evolved over time with the construction of more modern buildings. As such it is considered that the proposal will not result in any harm or loss of significance to this heritage asset and will accord with the requirements of the Act, Core Strategy Policy DME4 and the NPPF.

Biodiversity:

The Parish Council have requested that swift boxes be installed in the gable end of the extension, and the submitted bat report suggests two bat boxes on trees within the garden which would provide enhancements for biodiversity. The countryside officer is in support of this suggestion as it would provide enhancements and would accord with the NPPF and Core Strategy Policy DME3. The agent has confirmed their agreement to this by email on 26th February 2020.

Highways:

There are no highway safety implications, there is adequate off-street parking for several vehicles proposed as part of the scheme which will allow internal turning space. The access to the site will be slightly widened which will improve visibility.

Observations/Consideration of Matters Raised/Conclusion:

Whilst the proposal is for a significant extension to the dwelling it is considered on balance to be acceptable for the reasons discussed above. The impact of future extensions on the landscape would need to be carefully considered should they be submitted. It is therefore recommended accordingly

RECOMMENDATION:

That planning permission is granted.