


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	1/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0037	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	25/1/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed two-storey side and rear extension and alterations. (Resubmission of 3/2020/0005)
Site Address/Location:	Glenburn, Whalley Road, Billington. BB7 9NW.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways have no objections.	

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 DMG3 – Transport and Mobility
Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

3/2020/0005:
Proposed two storey side and rear extension (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a detached property in Billington. The property is constructed from facing red brick and pebble dashed render, slate roof tiles and white UPVC doors and windows. The proposal site is situated

within a block of detached and semi-detached house on a main road with a large area of open countryside directly to the South.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side and rear extension. The proposal is an amended resubmission of a previous application. The originally approved proposal included additional gable roof pitches and a balcony over the bay window on the property's Eastern elevation. The dimensions of the Eastern and Northern elevations in the original proposal were also marginally different to the current proposal in terms of widthways projection.

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 Eastern elevation of the extension includes numerous windows which will face towards the neighbouring property of Treetops. This property does not contain any windows on its side elevation and is located at a distance of approximately 13 metres away therefore the aforementioned windows will not infringe upon the privacy of the neighbouring property.

The Southern elevation of the extension will incorporate two windows on its first floor which will face towards the rear of three properties on Painter Wood which are located in an elevated position above Glendale. It is not considered that the windows will significantly compromise the privacy of these properties in as much that the bathroom window will be obscure glazed and the bedroom window will be situated at a considerably lower elevation at a distance of approximately 15 metres away.

The Western elevation of the extension includes bi-folding doors and two first floor windows which will look towards the neighbouring rear garden of The Croft from a distance of approximately 10 metres away. The first floor windows do not form part of any habitable rooms and the neighbouring garden will be screened from view at the ground floor level by the boundary fence therefore it is not considered that the proposed windows will allow any new opportunities for overlooking.

The Northern elevation of the extension includes a first floor bedroom window which will face towards the rear of two properties on Chapel Rise however these properties are located at a sufficient distance of approximately 30 metres away and as such will not suffer any significant loss of privacy as a result of the proposed development.

The Eastern elevation of the extension will be situated directly adjacent to the Western elevation of the nearest neighbouring property. This elevation does not contain any windows and is located at approximately 13 metres away and as such will not suffer any significant loss of natural light or outlook.

The Southern elevation of the extension will have a rearwards projection of 5.5 metres which will project beyond the rear elevation of the neighbouring property to the West. However, this part of the extension will be located approximately 10 metres away from the boundary fence which will ensure that the neighbouring residents do not experience any overshadowing effects or loss of outlook as a result of the development.

Visual Amenity:

The proposal will be subservient to the primary dwelling in terms of height in as much that its eaves and roof height will not exceed those on the main property. The extension is to be constructed of facing brick, slate tiles and white UPVC doors and windows which will further aid visual integration with the existing property.

The proposal will double the size of the existing property and as such is considered to be significant in terms of scale. However, it is not considered that the proposal will have any significant impact upon visual amenity in as much that only half of the extension will be viewable in the public realm to motorists and pedestrians travelling Westwards along Whalley Road.

The proposal will be viewable from the neighbouring properties of Painter Wood and The Croft however it is not considered that its presence will have any significant impact upon visual amenity for the neighbours of these properties.

Landscape/Ecology:

A bat survey conducted at the proposal site on 2/1/21 found no evidence of any bat related activity.

Highways:

LCC Highways were consulted in relation to the proposal on 9/1/21. A response was subsequently received on 9/2/21 with no objections to the proposed works.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity in as much that it is not considered that the proposed works will lead to any significant loss of privacy, natural light or outlook.

The proposed development is significant in terms of size however its impact upon visual amenity is considered to be minimal by virtue of its relatively screened location. Moreover, the proposal is an almost identical resubmission of a similar application that was previously granted planning permission in 2020.

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.