


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	8/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2021/0059	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	1/2/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed single storey side extension.
<b>Site Address/Location:</b>	40 Ribchester Road Wilpshire. BB1 9HU.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Wilpshire Parish 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 Wilpshire. The property is constructed from rendered walls, concrete roof tiles and UPVC doors and windows. The surrounding area is largely residential and is characterised by numerous semi-detached and detached properties with a large area of open countryside lying just to the North of the proposal site.

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

Consent is sought for the construction of a singles storey side extension for use as a utility / sitting room.

**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 a window on its front elevation and French doors on its rear elevation. The front window will form part of a utility room and will be located approximately 30 metres away from the properties on the opposite side of Ribchester Road therefore its inclusion in the extension will have no significant impact upon privacy.

The French doors on the rear of the extension will predominantly provide views into the property's rear garden by virtue of their proximity to the property's boundary wall which will largely prevent any new opportunities for overlooking in to the neighbouring garden to the West.

The side extension will be situated directly adjacent to the side elevation of No.42 Ribchester Road at a distance of approximately 2 metres away. The extension will be largely screened behind the existing boundary wall on site below the first floor windows of the neighbouring property which do not form part of habitable rooms. Accordingly, it is not considered that the proposed extension will have any significant impact upon the provision of natural light or outlook for the adjacent residents.

**Visual Amenity:**

The proposed extension will be subservient to the primary dwelling in as much that its eaves and roof height will not exceed those on the main property. The extension's roof will consist of a flat roof design at the rear with a small pitched roof design to the front which will merge well with the existing roof pattern of the primary dwelling and existing rear extension. The proposed incorporation of rendered walls and UPVC windows will further facilitate visual integration with the main property.

The proposal will be set back approximately 12 metres from Ribchester Road to the side of the primary dwelling and will not be viewable from any habitable rooms of the neighbouring property therefore it is not considered that the proposal will have any significant impact upon visual amenity.

**Landscape/Ecology:**

No ecological constraints were identified in relation to the proposal.

**Highways:**

The proposal will not will have any adverse effects upon highway safety in as much that the property will still provide off-street parking for two vehicles after construction of the proposed works have been carried out.

**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. Furthermore, the proposed extension will integrate well with the primary dwelling without causing any significant disruption to the existing street scene by virtue of its design and set back siting.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning permission be granted.
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