


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0064	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	03/05/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed first floor rear extension above the existing kitchen
Site Address/Location:	22 Mellor Lane, Mellor, BB2 7JR

CONSULTATIONS:	Parish/Town Council
No comments	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objections	
CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage extensions

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two storey semi-detached dwelling in Mellor. The dwelling fronts Mellor Lane and has a garden to the front and private garden to the rear. The property benefits from a driveway and an attached garage to the side.

Proposed Development for which consent is sought:

Consent is sought for the erection of a first-floor extension to the north east corner of the property above the existing kitchen. The extension will have a rearward projection of 4.6m and will measure 4.6m in length. The extension will be set in from the side elevation of the main dwelling by 503mm and will form a north facing gable. The eaves of the extension will measure at approximately 4.5m and the ridge will measure at approximately 5.9m. The extension will be faced with render and will have a blue slate roof with upvc windows to match the main dwelling.

Impact Upon Residential Amenity:

The application site is a semi attached property and the only neighbour with the potential to be affected by the development is the wrong it adjoins known as no 22a Mellor Lane. The proposed

extension will project beyond the rear wall of the dwelling by 4.6m. The width of the application dwelling means that when assessed against the 45 degree rule the proposed extension would not result in the loss of light or have an overbearing impact on this neighbour. No windows are proposed at first floor that face this neighbour so the extension would also not result in the loss of privacy to this neighbour.

Visual Amenity/External Appearance:

The application site is a detached two storey semi detached property that benefits from an attached garage. The proposed first floor extension will have a rearward projection of 4.6m. The extension was originally not set in from the side elevation of the property but it was considered that having a 500mm set back would reduce the expanse of wall when viewed from Mellor Lane and therefore reduce the bulkiness of the extension. As such the amended plans ensure that the proposed development remains subservient to the main dwelling and with therefore have an acceptable impact on the visual amenity of the area.

Ecology:

A protected species survey has been submitted (dated 16.03.21) which found no evidence of bats using the property and therefore the proposal is unlikely to affect bats or their roosts

Highways:

The proposed extension would result in the property becoming a 3 bedroomed dwelling. 2 parking spaces are to be retained therefore highways have no objection to the development.

Observations/Consideration of Matters Raised/Conclusion:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact. I therefore recommend accordingly.

RECOMMENDATION:

That planning consent be granted.