

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	17/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0082	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/2/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		Decision Approval

Development Description:	Proposed single storey rear extension and repositioning of existing garden wall.
Site Address/Location:	24 Blakewater Road, Clitheroe. BB7 2FT

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Lancashire County Council Highways consulted on 8/2/21 – no objections raised. Responded on 23/2/21 with a request for an amended parking arrangement.	

CONSULTATIONS:	Additional Representations.
Two objections have been received in relation to the proposal. These objections are summarised as:	
<ul style="list-style-type: none"> • Impact upon residential amenity • Impact upon visual amenity 	
The above concerns are addressed in the concluding section of the report.	

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:

No recent planning history relevant to the determination of the planning application.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The proposal relates to a detached property in Clitheroe. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is primarily residential and is characterised by numerous detached properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension and repositioning of the property's existing garden wall.

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 two windows on its North-western elevation and bi-folding doors on its North-Eastern elevation which will face into the property's garden wall and rear garden space respectively. Neither of these windows will allow any new opportunities for overlooking into private areas therefore it is not considered that the proposal will have any significant impact upon existing levels of privacy.

The proposal will be situated directly adjacent to the property's South-eastern fence boundary which will largely screen the extension from the nearest neighbouring properties which are located approximately 10 metres away to the South-east therefore it is not considered that the proposal will have any significant impact upon natural light or outlook for any neighbouring residents.

Visual Amenity:

The proposed rear extension will be subservient to the primary dwelling in as much that its eaves and roof pitch height will not exceed those on the main property. The proposal is to be constructed from red brick, concrete roof tiles and white UPVC doors and windows which will integrate well with the external appearance of the existing property.

The extension will be sited largely out of public view within the property's rear garden against the property's South-eastern fence boundary therefore its visual impact will be minimal. The proposed alterations to the property's existing garden wall are not considered to be significant in scale or appearance and will provide the applicant with additional vehicle parking space.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

LCC Highways responded to the proposal on 23/2/21 with a request for the applicant to provide an amended vehicle parking plan showing off-street parking space dimensions and highways access for two vehicles. The applicant has since submitted an amended parking arrangement which demonstrates sufficient off-street parking space and safe highway access for the property's two vehicles. As such, it is not considered that the proposal will have any detrimental impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity in as much that its design will integrate well with the existing property without allowing any new opportunities for overlooking into private areas.

The extension will be sited in an area that is largely out of view from the public realm therefore it is not considered that the proposal will have any detrimental impact upon visual amenity. The proposed alterations to the property's existing garden wall will be visible in the public realm however the visual impact of these works is considered to be negligible.

Concerns have been raised by neighbouring residents in relation to the proposal's perceived impact upon natural light and outlook. The roof pitch of the extension will project approximately 2 metres above the neighbouring boundary fence however given that the extension will be sited 10 metres away from the rear elevations of No.1 and No.3 Lune Road and that the extension's roof pitch will slope away from these properties, it is not considered that the proposed works will lead to any unacceptable loss of natural light or outlook.

Concerns have also been raised in relation to the extension's height and overall visual impact however the dimensions of the extension fall within the realm of permitted development and as such the proposed works are considered to be modest in size and could be constructed without planning permission.

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.
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