

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	7/4/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0106	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	3/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed conversion of garage to study and first floor extension.
Site Address/Location:	35 College Close, Longridge. PR3 3AX

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways consulted on 24/2/21 – no objections raised. Responded on 22/3/21 with a request for an amended parking arrangement.	

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

National Planning Policy Framework (NPPF)**Relevant Planning History:****3/1989/0091:**

Residential development at land off Preston Road, Longridge (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area

The application relates to a detached property in Longridge. The property is constructed of red brick, white UPVC doors and windows and concrete roof tiles. The property is situated within a residential area that is characterised by numerous detached properties of a similar appearance.

Proposed Development for which consent is sought:

Consent is sought for the conversion of an existing garage to a study and construction of a first-floor extension.

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 property's existing garage is to be converted into a study room which will contain a window on its front elevation. The proposed first-floor extension directly above the study which is to be used as a bedroom will also contain a window on its front elevation.

Each of these windows will face towards the front elevation of No.36 College Close which is located approximately 20 metres away however these windows will be sited in an identical position to the windows on the property's existing dining room and main bedroom and as such will not allow any new opportunities for overlooking.

The rear elevation of the first floor extension will contain a window which will form part of the proposed en-suite. This window is to be obscure glazed and as such will not allow any opportunities for overlooking. The existing utility room to the rear of the property will retain a door and a window and as such will have no bearing on privacy.

The side elevation of the first floor extension will be situated approximately 5 metres from the gable end of No. 34 College Close however this elevation does not contain any windows and is set slightly further forward of No. 35 College Close therefore it is not considered that the proposed works will lead to any significant occurrences of overshadowing, loss of natural light or outlook.

Visual Amenity:

The proposed first-floor extension is to be built on the footprint of the existing garage and utility room with an eaves and roof height that will match those on the main property. The eaves and roof height of a side extension should generally be set below those on the main property in order to reduce the occurrence of any unbalancing and terracing effects, both of which can have an adverse impact upon an area's visual amenity.

However, given that the property is detached and that the extension will be situated approximately 5 metres from the nearest adjacent property, it is not anticipated that the proposed works will lead to any adverse impacts upon visual amenity.

Moreover, the first floor extension is to be constructed from red brick, concrete roof tiles and white UPVC windows which will further reduce the extension's visual impact through allowing sufficient visual integration with the main property.

Landscape/Ecology:

A bat survey conducted at the proposal site on 5/2/21 found no evidence of any bat related activity.

Highways:

LCC Highways responded to the proposal on 22/3/21 with a request for the applicant to provide an amended vehicle parking plan showing off-street parking space dimensions and identification of a bound surface. The applicant has since submitted an amended parking arrangement which demonstrates sufficient off-street parking spaces with dimensions for three vehicles and the incorporation of a bound surface. As such, it is not considered that the proposed works 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 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 visual disruption to the existing street scene on College Close.

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.