


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | LE | Date: | 29.03.21 | Manager: | | Date: | |
| Site Notice displayed | Y | Photos uploaded | | | | | | |

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| Application Ref: | 3/2021/0112 |  <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div> | |
| Date Inspected: | 23 rd October 2020 | | |
| Officer: | LE | | |
| DELEGATED ITEM FILE REPORT: | | Decision | REFUSE |

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| Development Description: | |
| Site Address/Location: | |

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| CONSULTATIONS: | Parish/Town Council |
| Read Parish Council objects to the above named application on the grounds of highway safety due to the location of the proposed driveway on to the highway. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |
| <p>With respect to this application we would wish to raise an objection to the application as it has been presented.</p> <p>There is a grave concern regarding the lack of visibility from the proposed driveway to the north of the access. The situation is exasperated by the curvature of the road and the downhill slope of approximately 1 in15 that fall across the proposed access.</p> <p>Manual for Street would suggest that a visibility splay measuring 2.4m x 25m should be provided for a road with a 20 m.p.h. limit.</p> <p>In order to progress the application, we would look for further submissions allaying our concerns over the lack of visibility.</p> | |

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| United Utilities: | |
| In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. | |

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| Coal Authority: | |
| Object to the proposal as no coal mining risk assessment has been submitted | |

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| CONSULTATIONS: | Additional Representations. |
| <p>5 objections have been received raising concerns with regards to</p> <p>Highway Safety</p> <p>Cramped development</p> <p>Poor design.</p> | |

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| RELEVANT POLICIES AND SITE PLANNING HISTORY: |
| Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development |

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport and Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation

Relevant Planning History:
RV/2020/ENQ/00091 – pre application advice

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

2 St John's Close is a bungalow located on a corner plot at the junction of George Lane and St John's Close. 5 George Lane is located roughly at right angles to 2 St Johns Close. The garden is surrounded by a mature hedge and the dwelling is proposed to be constructed in the side garden.

Proposed Development for which consent is sought:

The application seeks consent for a detached dwelling. The dwelling is a two storey two bedroomed dwelling with a single storey attached garage to the side.

Principle of Development:

The application is for the construction of a dwelling on garden land to the side of the existing property. The site is located within the settlement boundary of Read and Simonstone which is classified as a tier 1 village, one of the more sustainable settlements in the borough. Policy DS1 and DMG2 of the Core Strategy seeks to direct development towards the existing principal and tier one settlements and therefore residential development would not conflict with these policies in strategic planning terms.

However, the site is a garden, constrained by the existing dwellings surrounding it so any development would need to be assessed against other policies in the plan and material planning considerations.

It was advised at pre application stage that it would be problematic to develop the site due to concerns with regards to visual impact, residential amenity and highway safety.

Residential Amenity:

The proposed dwelling is to be located in the space to the side of both 2 St John's Close and 5 George Lane.

Number 5 George Lane has a window facing directly onto the site which appears to serve a bedroom, the side wall of the proposed dwelling would be located 3 metres away.

Similarly, the side elevation of number 2 St John's Close faces the rear of the proposed dwelling and has patio doors directly facing the rear elevation of the property as well as a first floor bedroom window. The two properties will be 1.8 metres apart at the nearest point and 3 metres at the further point.

There is boundary screening proposed which would prevent direct overlooking between habitable room windows at ground floor and the elevations facing the surrounding properties have no habitable room windows which will overlook. However it is still considered to be poorly related to neighbouring properties due to the cramped nature of the development and will have an oppressive impact.

The new dwelling will abut the boundary fence to the side and rear and most of the front garden will be taken up by the driveway. It will also significantly reduce the private amenity space for the parent property.

Visual Amenity:

The site is located on a corner plot at the junction of George Lane and St John's Close. 5 George Lane is located roughly at right angles to 2 St Johns Close.

The surrounding area is characterised by detached dwellings in large plots with mature landscaping giving the street a spacious and verdant character. The proposed dwelling has been positioned so that it will sit roughly in line with the principle elevations of the adjacent dwellings. However, this will result in a cramped form of development which abuts the rear and side boundary and located in close proximity to existing dwellings.

It is poorly related to surrounding dwellings and at odds with the prevailing pattern of development in the locality.

Furthermore, the mature boundary hedge will be removed to form a new access and expanses of hardstanding close to a prominent corner which will further detract from the appearance of the street scene.

Highways:

The proposal includes a new access onto George Lane, located on a steeply sloping and curved section of the road close to a junction. LCC highways have raised an objection to the proposal due to inadequate visibility at this junction and it has not been demonstrated that adequate visibility could be achieved or that this council be achieved within land that is under the control of the applicant.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is contrary to policy DMG1 of the Core Strategy in terms of design, amenity and access and therefore it is recommended accordingly.

RECOMMENDATION:

That planning permission is refused.