


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LE</b>	<b>Date:</b>	<b>12.03.21</b>	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	<b>Y</b>	<b>Photos uploaded</b>	<b>N</b>					

<b>Application Ref:</b>	3/2021/0124	 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	11/03/2021		
<b>Officer:</b>	LE		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVE</b>

<b>Development Description:</b>	Proposed raising of the existing roof and conversion of the existing loft to facilitate first floor accommodation and associated alterations and refurbishment works.
<b>Site Address/Location:</b>	Sunridge York Lane Langho BB6 8DW

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response to date	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>N/A</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One representation has been received which raises concerns with respect to: Overlooking from rear dormer.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy EN1: Green Belt

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMH5: Residential and Curtilage Extensions

**NPPF**

**Relevant Planning History:**

None

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The property is a detached bungalow constructed of brick and render with grey tiles roof within a row of houses. It is just outside the settlement boundary of Langho and is in the designated greenbelt. It is an individually designed house with a mix of house types and ages in the vicinity. Beyond the site York Lane continues into undeveloped open countryside.

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

The application seeks consent for raising of and alterations to the roof, loft conversion and rear dormer window to provide additional first floor living accommodation.

**Principle of Development:**

The application is for the construction of a domestic extension to a dwellinghouse. The site lies just outside Langho settlement boundary, in an area allocated as Greenbelt where most new development is considered inappropriate except in certain limited circumstances set out within para 145 of the NPPF. One of these exceptions is limited extensions to buildings provided that it does not result in disproportionate additions over and above the size of the original building. Therefore, consideration must be given as to whether the proposal would be a disproportionate addition to the dwellinghouse as it was originally built.

In this case the property is a bungalow constructed circa 1960. It has been extended since with a rear conservatory and extension. The proposed works include a minimal increase in ridge height and roof volume through the creation of a pitched roof and rear dormer. It is not considered that it could be reasonably argued that these works would be disproportionate. The footprint will not increase and the scale of the dwelling will be broadly similar to how it is at present. It will still essentially be a bungalow with additional floor space in the roof space. As such the proposal is considered to be an appropriate development within the Greenbelt and would not conflict with the objectives set out within the NPPF or Core Strategy policy EN1.

The proposal is acceptable in principle subject to the material planning considerations.

**Residential Amenity:**

The alterations to the roof will result in an increase of the ridge height by 440mm, the hipped roof facing forwards will be removed and replaced by a pitched roof with forward facing gable to increase useable floor area within the roof. A dormer window serving the master bedroom is proposed to the rear.

A neighbouring property has raised concerns with regard to the introduction of a new habitable room window at first floor level which would overlook their garden. Whilst this arrangement would not be unusual in a residential street it is accepted that this is a concern given that they currently enjoy privacy on from this side being adjacent to a bungalow.

The dormer is set back within the roof and has a centrally positioned window with solid walls either side but it is located quite close to the edge of the property. The primary views will be directly to the rear but oblique sideways views into adjacent gardens are likely to be possible if the occupants are stood in the window looking out. The submitted statement explains the applicants wish to take advantage of the views beyond the rear boundary of the property.

It is noted that there is a mix of dwellings in this street with the majority being 2 storey, including the one to the opposite side of the neighbour with rear facing first floor windows. The boundary between the two gardens is marked by tall hedges and there is also an extension projecting outwards from the rear of Arnheim.

The fall-back position should also be considered and a potentially much larger rear dormer could be constructed without raising the roof under permitted development rights.

It is considered that whilst there may be some perceived loss of privacy as mentioned above it is not direct overlooking nor is it unusual in a residential street to have this arrangement and on balance the impact on residential amenity is not severe enough to warrant a refusal.

**Visual Amenity:**

The proposal will alter the appearance of the dwelling but given that it is located in a row of individually designed dwellings and most of which are two storey it is not considered that the proposal will be over dominant or have a negative impact on the character of the street scene.

**Highways:**

There will be no net increase in the number of bedrooms and the property has adequate off street parking provision for two cars on the driveway. As such no highway safety issues are raised.

**Observations/Consideration of Matters Raised/Conclusion:**

For the reasons discussed above it is recommended accordingly.

**RECOMMENDATION:**

That planning consent is granted.