


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	22/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0136	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	17/2/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		Decision Approval

Development Description:	Proposed single storey rear extension with balcony above. Joint application for No.7 and No.8 Dickens Court
Site Address/Location:	7 and 8 Dickens Court, Brockhall Village, Old Langho. BB6 8HT

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
<p>One representation has been received in respect of the application. This representation was not an objection to the proposal however concerns were raised in relation to potential access issues that could arise in the event of any construction taking place.</p> <p>These concerns have been duly noted however given the scale of the proposal it is not considered that the proposed works will lead to any long term disruption that would warrant refusal of the application.</p>	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage Extensions</p> <p>NPPF</p>
<p>Relevant Planning History:</p> <p>3/2006/0753: Erection of garden rooms to plot nos. 4 - 11 inclusive (Approved)</p> <p>3/2020/0428: Proposed single storey rear extension (Approved)</p>

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

The proposal relates to a pair of terrace dwellings within Brockhall Village, Langho. The properties consist of red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential with a large area of open countryside on the periphery.

Proposed Development for which consent is sought:

Consent is sought for the construction of two identical and adjoined single storey rear extensions.

Principle of development:

The proposal is a domestic extension to two dwellings and is acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

Each of the extensions on the adjoined properties include bi-folding doors on their rear elevations which will largely provide views into the rear gardens of the main properties therefore it is not considered that the proposed ground floor works will significantly compromise existing levels of privacy for the neighbouring residents of No.6 and No.9 Dickens Court.

The balcony roofs of the existing rear extensions on No.7 and No.8 Dickens Court will be widened to mirror the ground floor layout of the proposed works. It is not considered that the proposed widening of the existing balconies will have any significant impact upon privacy given that the existing balconies already allow some overlooking into the rear gardens of the neighbouring properties of No.6 and No.9 Dickens Court.

Given the layout of the rear gardens on Dickens Court it is considered that the proposed works would almost certainly have had an adverse impact upon residential amenity for either applicant had they been implemented at just one of the properties however the adjoined and symmetrical layout of the proposed extensions will ensure that neither of the applicants will be subjected to any loss of natural light or outlook as a result of the proposed works.

Visual Amenity:

The proposed works will serve as an infill between each of the property's existing rear extensions and as such will be wholly subservient to the primary dwellings. The roofs and balconies of the existing rear extensions are publicly visible from Franklin Hill and viewable to the neighbouring residents of No.6 and No.9 Dickens Court therefore the proposed widening of the existing balconies will have some visual impact however it is not considered that these alterations will have any significant impact upon visual amenity.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Observations/Consideration of Matters Raised/Conclusion:

The conjoined design and relatively screened location of the proposal will ensure that the proposed works will not result in any adverse effects upon residential amenity or visual amenity. Moreover, the proposed

works are justifiable given that an identical proposal was recently approved by the Council at No.9 and No.10 Dickens Court.

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.