


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

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2021/0150	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	08/03/2021	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey extension to side and rear
<b>Site Address/Location:</b>	23 Barker Lane, Mellor, BB2 7ED

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No comments within consultation period
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations have been received with respect of the proposed development.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Policy DMG1 – General Considerations Policy DMH5 – Residential & curtilage Extensions Key Statement EN1: Green Belt  <b>National Planning Policy Framework (NPPF)</b>
<b>Relevant Planning History:</b>  None relevant

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application property is a semi-detached dwelling and is on Barker Lane within Mellor and is situated on green belt land. The property benefits from off street parking to the front with a private garden to the rear.
<b>Proposed Development for which consent is sought:</b>  Consent is sought for the removal of the existing flat roof attached canopy and the erection of a lean-to extension in its place. The extension will have a sideward projection of 3.1m measuring 10.5m length

as the side extension will also connect to an existing rear extension. The side extension will measure 3.8m at the highest point measuring 2.7m at the eaves.

To the rear of the property, it is proposed to extend the existing rear extension to provide additional living space at ground floor. The proposed extension will form a hipped roof as it is also proposed to extend the hipped roof over the existing flat roof extension. The proposed extension incorporating the existing structure will measure 8.6m in width projecting beyond the rear wall by 2.3m.

#### **Residential Amenity:**

The neighbour to the north of the site is no 25 Barker Lane. This property has two windows on its side elevation facing the development site. The proposed extension would not result in any additional loss of light to warrant refusal of the application when compared to the existing situation as the proposed increase to the eaves of the extension is minimal and the development being hipped would mean that both these windows would still benefit from light and outlook. There is one window proposed on the side elevation facing this neighbour however this window will serve an ensuite and will therefore be conditioned to be obscurely glazed. As such this window would not result in the loss of privacy to this neighbour.

The proposed extension to the rear will be sited approximately 3.5m from the side boundary of the attached neighbour no 21 Barker Lane. The proposed extension will have a maximum rearward projecting of 2.3m therefore the proposed development would not result in the loss of light to the rear of no 21 due to the separation distance. No windows are proposed to face this neighbour.

#### **Visual Amenity (including impact on Green Belt):**

Key statement EN1 of the Council's Core Strategy states that the 'The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment' and 'development of new buildings will be limited which preserve the openness of the green belt and which do not conflict with the purposes of the designation'

Paragraph 143 states that 'Inappropriate development is, by definition, harmful to the Green belt and should not be approved. Paragraph 144 'states 'local authorities should ensure substantial weight is given to any harm to the Green Belt'. Although new buildings are considered to be inappropriate in the green belt, Paragraph 145 states that there are exceptions to this. Paragraphs 145, subsection c is therefore engaged as part of the assessment of the application.

Subsection C States that 'The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' There is no definitive of disproportionate in the framework however the generally accepted approach is for an assessment on the increased footprint and volume the development would create.

The proposed development incorporates an existing canopy extension to the side and an existing flat roof rear extension. Therefore, in terms of proposed volume increase the proposed increase is minimal when compared to the volume of the main house as the only new built form relates to the small rear extension and additional roof volume. The proposed extension falls within the maximum 30% limit that is considered to ensure that the development does not result in a disproportionate addition.

The proposed building materials and design are considered appropriate as the materials and window proportions match those found on the main dwelling.

#### **Highways:**

The property benefits from three off street parking spaces and these spaces are proposed to be retained.

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

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

**RECOMMENDATION:**

That planning consent be granted