


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0151	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	25/02/21		
Officer:	RB		
DELEGATED ITEM FILE REPORT:		Decision	APPROVAL

Development Description:	Proposed single storey rear extension and removal of existing hipped roof on existing rear extension to be replaced with a flat roof.
Site Address/Location:	78 Durham Road, Wilpshire, BB1 9NH

CONSULTATIONS:	Parish/Town Council
No comments received within consultation period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: DMG1: General Considerations DMH5: Residential and Curtilage Extensions
Relevant Planning History: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Location: The application relates to a detached property located within Wilpshire. The application property benefits from a driveway to the front and a private garden area to the rear.
Proposed Development for which consent is sought: Consent is sought for the removal of the hipped roof on the existing single storey extension to be replaced with a flat roof extension connecting to a newly proposed rear extension. The proposed extension will take the total width of the extension to the rear to 6.6m and the extension will have a rearward projection of 3.5m with a roof overhang taking the total rearward projection to 4.35m. The extension will have a flat

roof measuring 2.7m with the roof lantern taking the total height to 3.1m. The extension will be faced with cedar or similar cladding with powder coated aluminium bi fold doors with a roof lantern.

Residential Amenity:

The neighbour with the most potential to be affected by the proposed development is no 76 Durham. This neighbour is to the north of the property and the proposed extension is sited to the north an existing single storey extension. The proposed development will have a maximum rearward projection of 4.35m and maximum height of 3.1m. The extension will be sited approximately 5m from the shared boundary and 7m from the neighbouring property. As such when assessed against the 45 degree rule the proposed development would not result in the loss of light to this neighbour. No windows are proposed on the side elevation facing this neighbour therefore the development would not result in the loss of privacy to this neighbour.

The proposed works to the roof of the existing single storey flat roof extension will have minimal impact on the residential amenity of no 82 Durham Road as when compared with existing situation the removal of the roof and replaced with a flat roof would not result in any additional harm.

Visual Amenity:

The proposed extension is sited to the rear of the property and will therefore not be visible on approach from the nearest highway. The proposed extension is single storey and will have a maximum rearward projection of 4.35m including the roof overhang. As such it is considered that the development will remain subservient to the main dwelling.

The development proposes to be faced with cedar or similar cladding which is not a material found on the application dwelling, however due to limited use and the development being to the rear of the property it is considered that the material will not have a detrimental impact on the visual amenity of the area

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