


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0156	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/02/21	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed demolition of existing rear single storey wing and replace with a new single storey extension. Resubmission of 3/2020/0925
Site Address/Location:	28 Eshton Terrace Clitheroe BB7 1BQ

CONSULTATIONS:	Parish/Town Council
No response received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
N/A	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations

Policy DMG5 – Residential and curtilage extensions

Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2020/0925:

Proposed demolition of existing rear single storey wing and replace with a new single storey extension.
(Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a mid-terrace two-storey dwelling fronting Eshton Terrace, Clitheroe. The application site lies within the defined Clitheroe Conservation Area being located at its south-western extents.

The application property is located within a predominantly residential area backing directly on to the Clitheroe Castle Park and playing field area which lies direct to the north.

Proposed Development for which consent is sought:

The proposal seeks consent for the erection of a single-storey rear extension to be located on the north facing elevation of the existing dwelling. It is proposed that the extension will be of a gabled appearance benefitting from a footprint of approximately 3m by 3.45m and be of a height of approximately 3.4m at ridge. As such the extension will project rearward approximately 9.5m from the main body of the rear elevation of the dwelling. It is proposed that the extension will be of a render finish with Cambrian slate roof benefitting from a feature glazed gable wall on the north facing gable.

It is proposed that the extension will replace an existing single-storey rear extension which currently projects rearward 6.84m from the main body of the existing dwelling benefitting from a footprint width of 2.55m. The extension is flat roofed with a height of 2.3m at its highest point.

Impact Upon Residential Amenity:

The proposed extension will result in a reduction in an overall rearward projection of approximately 1.5m compared to that of the existing but will result in the footprint width being increased in an easterly direction by approximately 1.35m and an increase in height by 1.1m at ridge and an increase at eaves of approximately 150mm.

Taking account of the above it is clear that the overall extents of the extension will be reduced along the neighbouring boundary with number 30 by approximately 1.5m. However, as a result of the proposed altered roof-form from a flat -roof to that of a gabled-roof, the impact of the height of the extension will increase by approximately 150mm at eaves and 1.1m at ridge.

However, taking account that the gabled roof-form rises easterly away from number 30 it is not considered that this in isolation will result in an unacceptable impact by virtue of a loss of light or overbearing impact.

Visual Amenity/External Appearance:

The extension is located to the rear of a property in a location that is afforded very little visibility from the public realm. The rear yard area in which the proposal is located backs directly on to the Clitheroe Castle Park area but is largely shielded from view by virtue of an existing high-level boundary wall and a significant proportion of tree planting.

As such it is not considered that the proposed development will be of detriment to the character or visual amenities of the area or the character or visual amenities of the defined Clitheroe Conservation Area.

Landscape/Ecology:

No implications.

Observations/Consideration of Matters Raised/Conclusion:

As such and taking account of the above it is considered that the proposal represents an appropriate form of development that will not result in any significant measurable detrimental impact upon existing

residential amenity. It is further considered that the proposal will not undermine or be of direct detriment to the character nor visual amenities of the defined Clitheroe Conservation Area.

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 consent be granted subject to the imposition of conditions.
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