


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	22/4/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2021/0165	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	15/3/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Dormer extension to front.
<b>Site Address/Location:</b>	23 Mayfair Crescent, Wilpshire, Blackburn. BB1 9PY

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Wilpshire Parish Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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  <b>NPPF</b>
<b>Relevant Planning History:</b>  No recent planning history relevant to the determination of the planning application.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a semi-detached bungalow property in Wilpshire. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and is characterised by numerous semi-detached bungalow properties.

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

Consent is sought for the construction of a front dormer extension.

**Principle of development:**

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

**Residential Amenity:**

The front dormer extension will incorporate two casement windows on its Southern elevation which will allow views towards the front elevations of No. 22 and 24 Mayfair crescent. Both of these elevations contain windows forming part of habitable rooms however given that these windows are situated approximately 12 and 15 metres away respectively and off to the side of No. 23 Mayfair Crescent it is not considered that the proposal will lead to any significant loss of privacy through overlooking.

The front dormer extension will be South facing and as such any overshadowing effects will largely occur towards the rear of the main dwelling away from the neighbouring properties. Moreover, the front dormer will be set 850mm and 650mm back from the property's roof eaves and roof pitch respectively therefore it is not anticipated that the proposed works would have any adverse effects upon natural light or outlook for any neighbouring residents.

**Visual Amenity:**

The front dormer extension will measure 6.4 x 4.2 metres with a height of 2.5 metres and will be visible within the public realm. As such, the proposal will have some visual impact however given that a total of 12 properties on Mayfair Crescent already contain front dormer extensions it is not considered that the proposal would be an incongruous addition to the existing street scene, nor is it considered that the proposed works would have a detrimental impact upon visual amenity.

**Landscape/Ecology:**

A bat survey carried out at the proposal site on 2/3/21 found no evidence of any bat related activity.

**Highways:**

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works will not affect the property's existing parking arrangement it is not considered that the proposal will have any undue impact upon highway safety.

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

The proposal does not raise any concerns in relation to residential amenity in as much that the proposed works would not lead to any significant loss of privacy, outlook or natural light.

Furthermore, the proposal will integrate well with the existing street scene on Mayfair Crescent without having any adverse impact upon visual amenity.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning permission be granted.
------------------------	--------------------------------------