


Report to be read in conjunction with the Decision Notice.

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

Application Ref:	3/2021/0173	 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk	
Date Inspected:	11/03/21		
Officer:	RB		
DELEGATED ITEM FILE REPORT:		Decision	APPROVAL

Development Description:	Proposed porch to front
Site Address/Location:	4 Pinder Close, Waddington, BB7 3LF

CONSULTATIONS:	Parish/Town Council
No comments 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 property is detached bungalow located in Waddington. The application site benefits from a garden to the front and private garden to the area. The application site is not within any areas of designated interest.

Proposed Development for which consent is sought:

Consent is sought for the erection of porch to the front of the property. The porch will project forwards of the principal elevation by a maximum of 1.8m measuring 2.67m in width with a pitch roof measuring 2.5m at the eaves and 3.6m at the ridge. The porch will be faced with render with a concrete tile roof to match the main dwelling.

Residential Amenity:

The porch to the front of the property will have minimal impact on no 3 and no 5 Pinder Close due to the minimal forward projection and the separation distance between the windows on the front of both neighbours.

Visual Amenity:

The porch to the front of the property will have limited impact on the visual amenity of the area as the porch will remain subservient to the main dwelling in terms of its scale and design.

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