


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	9/4/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0183	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	3/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Single storey front extension to form entrance porch and cloakroom with wrap around canopy roof.
Site Address/Location:	95 Ribchester Road, Clayton le Dale. BB1 9HT

CONSULTATIONS:	Parish/Town Council
Clayton-le-Dale Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DMH5 – Residential and Curtilage Extensions NPPF
Relevant Planning History: 3/2002/0434: Proposed rear and side single storey conservatory and garage extension and proposed new vehicular access (Approved) 3/2002/0775: Two storey extension to create garage and bedroom (resubmission) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a semi-detached property in Clayton-le-Dale. The property is constructed from red brick with pebble dashed render, slate roof tiles and white UPVC doors and windows. The surrounding area is primarily residential with a large area of open countryside to the North of the proposal site.

Proposed Development for which consent is sought:

Consent is sought for the construction of an entrance porch, cloakroom and wrap around canopy roof.

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 proposed cloakroom will incorporate 3 small windows on its front elevation which will face towards residential properties approximately 20 metres away on the opposite side of Ribchester road. The windows will not form part of a habitable room therefore it is not considered that the proposal will lead to any significant loss of privacy.

The proposed cloakroom will have a relatively small outwards projection of 2.1 metres and a height of 2.4 metres. The side elevations of the cloakroom will be sited approximately 5 metres from the adjacent neighbouring properties of 97 and 93 Ribchester Road therefore it is unlikely that the proposed cloakroom would overshadow the neighbouring properties to an unacceptable degree.

The large majority of the covered canopy will be situated on the side elevation of the main property at a distance of approximately 2.5 metres from the side elevation of No. 97 Ribchester Road. This elevation does not contain any windows therefore it is not considered that the introduction of the side canopy would have any harmful impact upon natural light or outlook for the neighbouring residents.

Visual Amenity:

The proposed cloakroom and covered canopy will have a relatively modest forwards projection of 2.1 metres with an eaves and roof height well below those on the main property making it wholly subservient to the primary dwelling.

The cloakroom and canopy will comprise a larger footprint than the existing front veranda and wooden lean-to canopy to the side of the main property and will be visible in the public realm therefore the proposal will have some visual impact.

Front extensions can be potentially disruptive to an existing street scene however it is not considered that the proposed works would be over dominant or detrimental to visual amenity in as much that the cloakroom and canopy will be single storey and set back approximately 10 metres from the main road.

Moreover, it is worth noting that No. 93 and 95 Ribchester Road already differ visually by virtue of their existing single and two-storey side extensions therefore the proposed works which would serve as an infill between the property's existing veranda and lean to shelter would not unbalance the pair of properties in any way.

The external walls of the existing property are also to be rendered in k-rend to match the front and side elevation of the proposed cloakroom. This alteration will be in contrast to the external features of the adjacent property which consists of red brick and pebble dashed render. However, this change in appearance would still be in keeping with the existing street scene in as much that a similar colour scheme exists between the adjoined properties of No. 97 and No. 99 Ribchester Road.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the proposed works will not have any adverse effects upon highway safety in as much that the property's large driveway will still be able to accommodate off-street parking for three vehicles after construction of the proposed works have been carried out.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal will have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that the proposal will have an oppressive or overbearing visual presence that would lead to any significant loss of natural light or outlook.

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 permission be granted.