

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					

Application Ref:	3/2021/0186	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	15/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed side extension and internal alterations
Site Address/Location:	19 Knowsley Road West, Wilpshire. BB1 9PW.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
<p>One objection has been received in relation to the proposal. This objection is summarised as:</p> <ul style="list-style-type: none"> Impact of the proposal upon visual amenity <p>This objection will be addressed below in the corresponding section of the report.</p>	

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

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached property in Wilpshire. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is largely residential with a large area of green belt lying immediately to the South-west of the proposal site.

Proposed Development for which consent is sought:

Consent is sought for the construction of a front porch and side extension with front and rear dormers.

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 proposal will incorporate several windows to the front of the existing property which include a lounge window, dormer window and two porch windows.

The proposed lounge and dormer windows will face towards properties on the opposite side of the street which are located approximately 23 metres away at a slightly higher elevation than the proposal site therefore the lounge and dormer windows will have no significant impact upon existing privacy levels.

The two porch windows will not allow any new opportunities for overlooking in as much that they will be situated on the side elevations of the porch which will only allow views towards the front curtilages of No. 17 and 21 Knowsley Road West which are already viewable within the public realm.

The proposal also includes the addition of a bathroom window to the property's front elevation however this window will be obscure glazed and as such will not allow any new opportunities for overlooking.

The proposal will also incorporate a set of French doors and a dormer window to the rear of the existing property. These windows will allow some overlooking into the rear gardens of No. 17 and 21 Knowsley Road West however these areas are already viewable from the property's lounge and rear bedroom windows therefore it is not considered that the proposed windows will lead to any significant loss of privacy.

The proposed side extension will be situated approximately 4.8 metres from the side elevation of No. 21 Knowsley Road West and will adjoin to the main property's existing roof pitch which is somewhat higher than the roof pitch of No. 21 Knowsley Road West.

As such, the proposed works will more than likely lead to some overshadowing within the side profile of No. 21 which contains three windows on its side profile. However, it is worth noting that No. 19 will more than likely receive a considerable amount of daylight through its French doors and first floor window both of which face towards the South-west on the property's rear elevation.

Moreover, the proposed side extension will incorporate a gable roof design which in turn will still allow a reasonable level of daylight to pass along its North-eastern and South-western roof slopes towards the side elevation of No. 19 Knowsley Road West. As such, it is not considered that the proposed works would lead to any serious loss of light for the neighbouring residents.

Visual Amenity:

The proposed side extension will measure 4.0 x 10.9 metres with an eaves and roof pitch height of 2.2 and 6.3 metres respectively when measured from ground floor level on the front elevation. The front and rear dormers will each measure 3.7 x 1.9 metres with a height of 2.4 metres.

As such, the proposed side extension will be a significant addition to the existing property that will have a considerable visual impact by virtue of its visibility within the public realm and increased roof pitch height which will be noticeably higher than the immediately adjacent roof pitch of No. 21 Knowsley Road.

However, it is worth noting that Knowsley Road West comprises a mixture of true bungalows, larger dormer bungalows and several two-storey properties all of which contribute towards a particularly uneven roofscape along the length of Knowsley Road.

This mixture of housing and varying roofscapes is particularly evident along the Southern side of Knowsley Road where a number of large dormer bungalows and two-storey properties are situated directly adjacent to smaller bungalow properties with considerably lower roof pitch heights.

As such, it is considered that the proposed side extension and dormers, whilst visually prominent, would nonetheless integrate reasonably well with the other properties along the southern side of Knowsley Road without having an adverse effect on visual amenity.

The proposed front porch will have some visual impact by virtue of its visibility within the public realm however the porch only just falls outside the confines of permitted development and as such will not be an over dominant feature that will cause any adverse impact upon visual amenity.

Landscape/Ecology:

A bat survey carried out at the proposal site on 4/3/21 found no evidence of any bat related activity.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the loss of an off-street parking space through the proposed alterations to the existing garage will not adversely affect the property's parking arrangement in as much that the property's front curtilage will still be able to accommodate off-street parking for two vehicles. As such, it is not considered that the proposed works will lead to any adverse impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to privacy in as much that the proposed works will not allow any new opportunities for overlooking into private areas.

The proposed side extension will more than likely lead to some loss of natural light for the neighbouring residents however this loss of light is not considered to be severe enough to warrant refusal of the proposal.

The proposed works will have a considerable visual impact by virtue of their size and visibility however given the varied and somewhat unconventional context of the existing street scene on Knowsley Road West it is not considered that the proposal will be an over dominant or incongruous feature.

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.
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