


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0191	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	03/05/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Construction of two storey side extension and single storey extension to rear.
Site Address/Location:	5 Milbeck Close, Longridge, PR3 3LQ

CONSULTATIONS:	Parish/Town Council
No comments	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objections subject to condition.	
CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage extensions

Relevant Planning History:
N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two storey detached dwelling in Longridge. The dwelling is set back from the highway and has a garden to the front and private garden to the rear. The property benefits from an attached garage to the side.

Proposed Development for which consent is sought:

Consent is sought for the erection of a first-floor extension above the existing attached garage with a two storey extension proposed to the side of the dwelling behind the existing garage. The extension will be set back from the front elevation at first floor by 900mm. The sideward projection of the extension will measure at 2.5m and it will measure approximately 7m in length. The extension will measure approximately 5m at the eaves and 6.7m at the ridge. The proposed building materials are brick and concrete tiles with upvc windows.

Consent is also sought for the erection of a single storey extension to the rear of the property. The extension proposes to have a rearward projection of 3.6m and will extend the full width of the property including the proposed two storey side extension. The extension will have a lean-to roof measuring 2.5m at the eaves and 3.7m at the highest point.

The driveway will be widened to accommodate 2 cars.

Impact Upon Residential Amenity:

The application property's side elevation where the extension is proposed falls adjacent to the side boundaries of the neighbours known as 6 and 7 Milbeck Close. The proposed extension will bring the built form of the application dwelling 2.5m closer to the rear boundaries of these neighbours. There is a sufficient separation distance of 10m from the rear elevation of these neighbours and due to the solar orientation of these neighbours the extension would not result in a detrimental loss of light to the rear garden areas. No first-floor windows are proposed on the side elevation facing the neighbours therefore there would be no loss of privacy.

The only neighbour that has the potential to be affected by the single storey extension is no 4 Milbeck Close. This neighbour is a detached property and there is a shared boundary fence between these two dwellings. As the extension has a rearward projection of 3.6m and maximum height of 3.7m the extension would not result in the loss of light to this neighbour. No windows are proposed to face this neighbour either.

Visual Amenity/External Appearance:

The application site is a detached two storey property that benefits from an attached garage. The proposed two storey extension has a sideward projection of 2.5m and will be situated above/behind the existing garage. The ridge of the extension will be set down from the ridge of the house by 200mm. The extension is to be constructed in materials to match the main dwelling. Therefore, it is considered that the proposed side extension will remain subservient to the main dwelling and will have minimal impact on the visual amenity of the area.

The proposed single storey extension to the rear of the property will not be visible from the nearest highway and will therefore have negligible impact on the visual amenity of the area. The extension has a rearward projection of 3.6m and will be constructed in matching materials. Therefore, the rear extension is also considered to remain subservient to the main dwelling.

Ecology:

A protected species survey has been submitted (dated 26.03.21) which found no evidence of bats using the property however there are potential roost features suitable so a pre commencement survey is required. The survey also identified that bird feathers were found in the roof void and a single house sparrow was seen investigating roof edges during the survey. There is high potential for nesting birds to be present within the roof edges during nesting season. The mitigation measures are that works should be undertaken outside of nesting season if possible. All contractors shall get a toolbox talk prior to commencement if work cannot be delayed. If bats or birds are found an appropriately experienced ecologist must be contacted for advice.

Highways:

The proposed extension would result in the property becoming a 4 bedroomed dwelling. Therefore 3 parking spaces are to be provided within the curtilage of the dwelling through the retention of the garage and the extension of the driveway to accommodate 2 cars. LCC highways have no objection to the development subject to the driveway being appropriately surfaced.

Observations/Consideration of Matters Raised/Conclusion:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have

an adverse visual impact. I therefore recommend accordingly.

Additional comments AB:

Notwithstanding the above, the distance of 10 metres between the rear elevation of 6 Milbeck Close and the blank gable elevation of the proposed two-storey side extension would fall short of the recommended separation distance of 12-14 metres. As such, I consider that there would a loss of outlook from the rear habitable room windows of no.6 Milbeck Close and the proposed extension would have an overbearing impact due to its size, scale and proximity to the rear garden boundary of this neighbouring property.

As such, I would recommend refusal of the application.

RECOMMENDATION:

That planning consent be refused for the following reason(s):

1. The proposed development, by virtue of its scale, mass and proximity to the neighbouring property, would result in an unacceptable loss of outlook from the rear windows of 6 Milbeck Close and would have an overbearing impact that would affect the ability of the occupants of 6 Milbeck Close to enjoy their garden.