


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | | Date: | | Manager: | | Date: | |
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| Application Ref: | 3/2021/0200 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 10/03/21 | |
| Officer: | SK | |
| DELEGATED ITEM FILE REPORT: | | APPROVAL |

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| Development Description: | Proposed front porch and side car port. |
| Site Address/Location: | 11 Elizabeth Court Clitheroe BB7 1FB |

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| CONSULTATIONS: | Parish/Town Council |
| No response received in respect of the application. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |
| No representations have been received in respect of the proposed development. | |
| CONSULTATIONS: | Additional Representations. |
| No representations have been received in respect of the proposed development. | |

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| RELEVANT POLICIES AND SITE PLANNING HISTORY: |
| Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMG5 – Residential and curtilage extensions National Planning Policy Framework (NPPF) |
| Relevant Planning History: No recent planning history directly relevant to the determination of the application. |

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| ASSESSMENT OF PROPOSED DEVELOPMENT: |
| Site Description and Surrounding Area: The application relates to a 2.5 storey detached dwelling located off Elizabeth Court, Clitheroe. The dwelling is located within the defined settlement of Clitheroe forming part of recently completed housing development. The surrounding area is predominantly residential in character with the application dwelling being located northern side of the cul-de-sac within which it is located. |
| Proposed Development for which consent is sought: The proposal seeks consent for the erection of a front porch and cantilevered car-port. It is proposed that the porch will be located on the primary elevations of the dwelling benefitting from a footprint of 2.6m by 2m, being gabled in appearance and constructed of materials to match that of the existing |

dwelling. The submitted details further propose that the cantilevered car-port will be erected on the south-west facing elevation of the dwelling over an existing driveway area that provides access to an existing semi-detached garage. The car-port roof will measure approximately 4.5m by 2.85m and interface directly with the front facing elevation of the garage serving the dwelling.

Impact Upon Residential Amenity:

Taking account of the nature of the proposed works and their relationship with nearby residential receptors, it is not considered that the proposal will have any significant nor measurable detrimental impact upon exist residential amenity by virtue of a loss of light, overbearing impact or loss of privacy.

Visual Amenity/External Appearance:

It is noted that no other dwellings within the vicinity benefit from porch additions, however given the modest nature of the proposed porch and given that it will be constructed of materials to match that of the existing dwelling it is not considered that the proposed porch will result in any detrimental impact upon the character or visual amenities of the area. Similarly, in respect of the cantilevered car-port, given the structure is located behind the primary elevation of the dwelling and given the car-port will preserve the open character of the shared driveway arrangement it is not considered that the construction of the car-port will result in any detrimental impact upon the character or visual amenities of the area.

Landscape/Ecology:

No implications.

Observations/Consideration of Matters Raised/Conclusion:

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

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| RECOMMENDATION: | That planning consent be granted subject to the imposition of conditions. |
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