

**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2020/0201	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/03/21	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Demolition of existing conservatory and construction of single storey extension to side and rear.
<b>Site Address/Location:</b>	52 Riverside Clitheroe BB7 2NS

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response received in respect of the application.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>N/A:</b>	
N/A	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of the application.	

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

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to an existing semi-detached dwelling located off Riverside Clitheroe. The application property is primary faced in roughcast render with the flank elevation being faced in stone.  The property is located at the western extents of an small residential cul-de-sac accessed off Riverside, the property is bounded to the west by an existing footway associated with the Low Moor/Edisford River bridge with the property being bounded to the east by a pair of similarly constructed semi-detached dwellings. The area is predominantly residential in character being located within the defined settlement boundary of Clitheroe.

<p><b>Proposed Development for which consent is sought:</b></p> <p>The proposal seeks consent for the erection of single storey wraparound side and rear extension. It is proposed that the extension will be located on the south and west facing elevations of the dwelling.</p> <p>The submitted details propose that the extension will be faced in render to match that of the existing dwelling, benefitting from stone quoin detailing. It is further proposed that the extension will accommodate 3 velux windows on the west-facing roof-plane with one being located on the south-facing roof-plane.</p> <p>The extension will project sideward from the side elevation of the dwelling by approximately 3.7m and project rearward from the west elevation of the dwelling by approximately 2.9m. The extension will benefit from a wraparound mono-pitch roof</p>	
<p><b>Impact Upon Residential Amenity:</b></p> <p>Taking account of the orientation of the extension and its relationship with nearby residential dwellings it is not considered that the proposed extension will result in any measurable or quantifiable harm to nearby existing residential amenity.</p>	
<p><b>Visual Amenity/External Appearance:</b></p> <p>The proposed extension will be afforded limited visibility upon approach from the east, being partially screened by existing garages and parking. Visibility from the east from the public footpath will also be largely limited due to existing boundary screening and landscaping. Notwithstanding these matters, the proposed extension is considered to be of a design and external appearance that is both sympathetic to and will respond well to the character of the existing dwelling.</p> <p>As such it is not considered that the proposal will result in any undue impact upon the character or visual amenities of the area.</p>	
<p><b>Landscape/Ecology:</b></p> <p>No implications.</p>	
<p><b>Observations/Consideration of Matters Raised/Conclusion:</b></p> <p>It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.</p>	
<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.