


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0204	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	18/03/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Proposed new entrance and porch to the front of the property
Site Address/Location:	5 Lawrence Avenue, Simonstone, BB12 7HX

CONSULTATIONS:	Parish/Town Council
No comments within Consultation Period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways	
No objection and that a note regarding the re positioned driveway be attached to the consent.	
CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: DMG1: General Considerations DMH5: Residential and Curtilage Extensions
Relevant Planning History: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Location: The application property is detached bungalow located in Simonstone. The application site benefits from an integral garage and garden and driveway to the front with a private garden to the rear. The application site is not within any areas of designated interest.
Proposed Development for which consent is sought: Consent is sought for the erection of porch to the front of the property. The porch will project forwards of the principal elevation by a maximum of 2.3m measuring 3.1m in width with a pitch roof measuring 2.3m at the eaves and 3.6m at the ridge. The porch will be faced with stone with a concrete tile roof to match the main dwelling.

Residential Amenity:

The porch to the front of the property will have minimal impact on no 3 and 7 Lawrence Avenue due to the minimal forward projection and the separation distance between the windows on the front of both neighbours.

Visual Amenity:

The porch to the front of the property will have limited impact on the visual amenity of the area as the porch will remain subservient to the main dwelling in terms of its scale and design.

Highways:

The positioning off the porch will encroach on the existing driveway of the property and it is therefore proposed to surface an additional section to be used as a three-parking space. LCC highways have no objection to the development and that the works will need to be undertaken as part of a Section 184 agreement with Lancashire County Council.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted