


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	10/5/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0211	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	31/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed single storey rear extension.
Site Address/Location:	8 Springdale Road, Langho, Blackburn. BB6 8ER

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage Extensions NPPF
Relevant Planning History: No recent planning history relevant to the determination of the planning application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached bungalow property in Langho. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and is characterised by numerous semi-detached bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey extension to the rear of the main property.

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 proposed extension will incorporate bi-folding doors on its rear South-western elevation and three windows on its North-western side elevation. The bi-folding doors will solely provide views into the property's rear garden whilst the side elevation windows will face towards a wall and hedge which forms the boundary with No. 6 Springdale Road. As such, it is not considered that the proposed works will lead to any significant loss of privacy.

The North-western side elevation of the extension will be screened behind the wall and hedge which form the boundary with No. 6 Springdale Road while the extension's roof line will slope away from this boundary. Moreover, the extension will be sited away from the common boundary which will further reduce any potential overshadowing onto the existing extension within the rear garden of No. 6 Springdale Road. As such, it is not considered that the proposal will have any undue impact on the provision of natural light and outlook for the adjoining residents.

Visual Amenity:

The extension will have an outwards projection of 6 metres and will be partially visible from the rear of No. 6 Springdale Road and the rear of properties on Hillcrest Road therefore the proposal will have some visual impact.

However, the extension will be sited out of public view to the rear of the property and will be subservient to the primary dwelling in as much that its eaves and roof pitch height will not exceed those on the main property therefore it is not considered that the proposal will have any adverse impact on visual amenity.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the demolition of the property's existing garage will not affect the existing parking arrangement on site in as much that the property's side curtilage will still provide ample off-street parking for two vehicles. As such, it is not considered that the proposal will have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works would not allow any new opportunities for overlooking or lead to any significant loss of natural light or outlook therefore it is not considered that the proposal would have any adverse effect upon residential amenity.

The proposal will have some visual impact by virtue of its outward projection however the overall visual impact of the proposed works will be minimal due to the siting of the extension within the rear garden of the main property.

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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