


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	12/4/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0213	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	4/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Regularisation and alteration of unauthorised paved patio area on multiple levels to the front of the house and insertion of patio door to front elevation.
Site Address/Location:	18 Bryers Croft, Wilpshire. BB1 9JE

CONSULTATIONS:	Parish/Town Council
<p>Wilpshire Parish Council have raised objections in relation to the proposal. These objections are summarised as:</p> <ul style="list-style-type: none"> • Impact of the proposal upon residential amenity • Impact of the proposal upon visual amenity <p>These concerns are addressed below in the corresponding sections of the report.</p>	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
<p>One objection has been received in relation to the proposal. This objection is summarised as:</p> <ul style="list-style-type: none"> • Impact of the proposal upon residential amenity • Impact of the proposal upon visual amenity <p>These concerns are addressed below in the corresponding sections of the report.</p>	

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:

3/2019/0707:

Loft conversion, including dormer window to rear roof and single storey kitchen extension to rear.
(Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property in Wilpshire. The property is constructed from white render, concrete roof tiles and grey aluminium windows. The layout between No. 17 and 18 Bryers Croft is somewhat unconventional in as much that No. 18 is situated above street level while the adjoined property of No. 17 comprises two residential units known as 17a and 17b Bryers Croft which are situated at the ground and first floor levels respectively. The surrounding area is residential and is characterised by numerous detached bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the regularisation and alteration of the property's existing patio structure and insertion of patio doors to the property's front elevation.

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 highest tier of the proposed patio will stand at 2.1 metres above ground level which in turn will allow a certain amount of overlooking towards the front elevations of No. 4, 5 and 6 Bryers Croft which are situated approximately 20 metres away on the opposite side of the road. The patio will also allow partial views into the front curtilage of the adjoined property of No. 17 Bryers Croft by virtue of its elevated position.

Concerns have been raised during the consultation process with regards to loss of privacy through overlooking from the proposed patio however it is worth noting that each of the tiers on the proposed patio structure will be stepped down incrementally in terms of height and that no part of the proposed patio will exceed the height of the current patio structure or the highest part of the original patio structure.

Furthermore, most of the front curtilages on Bryers Croft including No. 4, 5, 6 and 17 are already visible within the public realm therefore it is not considered that the proposed patio will create any new opportunities for overlooking into private areas.

The Northern and Southern edges of the proposed patio are to contain slatted timber fencing which will be stepped down in accordance with each of the patio's tiers in an almost identical manner to the previous brick panel fence that was situated on the boundary between No. 17 and 18 Bryers Croft.

None of the slatted fence panels will exceed the previous brick fence panels in terms of height and the applicant has purposely chosen to use slatted fencing in order to maintain the natural light that was received

by No. 17 Bryers Croft through the previous brick panel fence. Accordingly, it is not considered that the proposed works will lead to any significant loss of natural light or outlook.

Concerns relating to loss of privacy have been raised by Wiltshire Parish Council with regards to the bi-folding patio doors on the property's front elevation however given that the patio doors are situated in an almost identical position to the previous living room window it is not considered that these will provide any new opportunities for overlooking into private areas.

Visual Amenity:

The property's original patio consisted of a three tiered stepped down design which was situated between the property's front elevation and front lawn area. The patio also contained a stepped down brick panel fence which ran alongside the Northern boundary between No. 18 and No. 17 Bryers Croft.

The unauthorised works to the original patio structure involved the infilling of the patio's lower tiers to form a single raised platform which currently projects outwards from the height of the patio's highest tier at 2.1 metres above ground level to the edge of the property's front lawn area.

The proposal will restore the current patio to a three tier design which will be largely reminiscent of the original patio structure. The highest tier will stand 2.1 metres above ground floor level and will measure 6.5 x 2.0 metres. The second tier will be stepped down by 0.5 metres and will measure 6.5 x 2.3 metres while the third tier will be stepped down by a further 0.2 metres and will cover a considerably smaller area of 6.5 x 0.8 metres. The property's front lawn area will remain in the area between the patio and the pavement 0.7 metres below the third tier of the proposed patio.

Concerns have been raised during the consultation period with regards to the visual impact of the proposed works however it is considered that the proposed alterations outlined above will drastically reduce the cubic volume of the current patio which is essentially an oversized raised platform by roughly fifty percent which in turn will significantly reduce the adverse visual impact of the current patio structure to an acceptable degree.

The main property also contains a set of bi-folding patio doors on its front elevation which have been installed without planning permission. The applicant has stated that the patio doors were added in order to improve access to and from the front of the property which was previously via a front door and through the property's narrow kitchen. The applicant has also stated that he was unaware that the proposed works would require planning permission.

The bi-folding doors consist of a grey aluminium framework which is in contrast to the white UPVC windows of the adjoining property of No. 17 Bryers Croft therefore the patio doors will have some visual impact.

However, it is worth noting that the front elevations of No. 17 and 18 Bryers Croft are already noticeably different in terms of their external appearance in as much that No. 17 Bryers Croft contains a front extension, facing red brick and horizontal white UPVC cladding while No. 18 consists of white rendered walls and contains a patio within its front curtilage. As such, it is not considered that the addition of the bi-folding patio doors would result in any significant visual imbalance between the adjoined properties.

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 given that the proposed works will not affect the property's existing parking arrangement it is not considered that the proposal will have any detrimental impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation residential amenity in as much that the proposed works will not allow any new opportunities for overlooking into private areas, nor it is considered that the proposed works will lead to any significant loss of natural light or outlook for any neighbouring residents.

The proposed patio structure and bi-folding doors will have some visual impact by virtue of their visibility within the public realm however it is not considered that either of these will have any detrimental impact upon visual amenity.

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.