


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:	3/2021/0237	 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	4/2/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Refusal

Development Description:	Proposed raised roof to dormer bungalow to create full two storey dwelling and alteration to parking arrangements.
Site Address/Location:	3 Moor Field, Whalley. BB7 9SA

CONSULTATIONS:	Parish/Town Council
Whalley Town Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
<p>21 objections have been received in respect of the application. 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>The objections raised also include references to non-planning issues which include:</p> <ul style="list-style-type: none"> • Loss of a view • Loss of housing stock <p>The two latter objections have been duly noted however given that these issues are not material considerations only the objections raised with regards to residential and visual amenity will be assessed 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:**

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 detached dormer bungalow property in Whalley. The property is constructed from red brick with white render, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and comprises a mixture of bungalow and two-storey properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a raised roof to accommodate an additional floor and alterations to the property's existing parking arrangement.

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 proposal includes three first floor windows on its front elevation which will face towards properties on the opposite side of Moorfield. These windows will be sited in an almost identical position to the existing first floor windows and as such will not provide any new opportunities for overlooking into private areas.

The proposal also includes four first-floor windows on its rear elevation which will face towards the rear of properties on Mitton Road. Two of these windows will form part of habitable rooms which may allow a certain degree of overlooking into the rear gardens of No.1 and No. 5 Moorfield however the 15 metre distance and relatively obtuse angles between these windows and the neighbouring gardens is considered as sufficient enough to prevent any serious infringement of privacy.

The proposal involves an amendment to the property's existing roof which will raise the existing roof pitch by an additional 1.2 metres. This alteration could potentially affect the provision of natural light for the neighbouring property at No. 1 Moor Field which contains two ground floor windows and a first-floor bedroom window on its side elevation.

However, it is worth noting that neither of these ground floor windows form part of any habitable rooms and that the first-floor bedroom already receives a considerable amount of light from a rear dormer window and front roof light.

Moreover, the side elevations between No. 1 and No. 3 Moor Field already experience a considerable amount of overshadowing due to the 2 metre distance between each of these properties therefore in this instance it is not considered that any additional loss of light would be of detriment to the existing provision of natural light received by the residents of No. 1 Moor Field.

The opposite neighbouring property at No. 5 Moor Field contains roof lights on its Southern roof plane however these roof lights are located approximately 12 metres away from the proposal site and as such any overshadowing effects arising from the proposed works would be minimal.

Visual Amenity:

The proposal site is situated amongst a row of detached bungalow properties along the Western side of Moor Field which ascends in height from South to North. The roof pitches of these properties ascend in height in line with the topography of the street from No. 1 to No. 19 Moor Field.

No. 3 Moor Field has an existing roof pitch height of 5.9 metres which would be increased to 7.1 metres as part of the proposal in order to convert the existing dormer bungalow property into a traditional two-storey dwelling.

As such, it is considered that the proposal would have a significant visual impact by virtue of its increased roof pitch height which would be at odds with the lower roof pitch heights of No. 1 and No. 5 Moor Field which are situated either side of No. 3 Moor Field.

Policy DMG1 of the Ribble Valley Core Strategy states that development must '*not adversely affect the amenities of the surrounding area*' however in this instance it is considered that the proposed works would have an adverse visual impact upon the existing street scene through significantly disrupting the ascending roof scape which currently runs along the Western side of Moor Field.

The planning statement submitted with the application has attempted to justify the proposal's visual impact through referring to the existence of 4 two-storey dwellings that are already present on the estate. These properties include No.s 12, 19, 26 Moor Field and No. 8 Moor Edge.

These two-storey dwellings are situated amongst both dormer and true bungalow properties however it is worth noting that these properties were constructed in the 1960's as part of the original development of the estate and that no more two-storey dwellings have been added since.

Furthermore, the relationship between the aforementioned two-storey properties and the other properties on the estate is noticeably different to the relationship between No. 3 Moor Field and the other properties situated along the Western side of Moor Field.

No. 19 Moor Field is situated at the far Northern end of Moor Field at the highest point of the aforementioned ascending roof line and as such its presence adds to the visual aesthetic of the existing roof scape. In contrast, the addition of a two-storey dwelling to the lower topography of the opposite end of the road would be visually disruptive to the street's existing roof scape.

No. 26 and No. 12 Moor Field are situated at the end of the estate's cul-de-sac's and as such the visual impact of these properties is minimal by virtue of their siting on the periphery of the estate. Furthermore, unlike No. 3 Moor Field, neither of these properties is situated within the middle of a continuous row of housing in as much that No. 26 occupies a plot between No. 24 and No. 28 Moor Field, both of which are orientated at different angles while No. 12 is set back approximately 15 metres from the road with only one adjacent property immediately to the South.

No. 8 Moor Edge is clearly visible within the public realm however its roof pitch is almost identical to No. 2 Moor Field in terms of height which in turn significantly reduces any unbalancing effect between No.2 and No. 4 Moor Field and the other properties on the Eastern side of Moor Edge.

Moreover, the spacing allocated between the existing two-storey dwellings and adjacent neighbouring bungalow properties in the original design of the estate is considerably more generous and evenly distributed in comparison to the partially cramped and uneven spacing between No. 1, 3 and 5 Moor Field.

Policy DMG1 of the Ribble Valley Core Strategy states that development must '*consider the density, layout and relationship between buildings, which is of major importance*'. However, in light of the above observations it is considered that the proposal categorically fails to give due consideration to any of the stipulations outlined in the above policy through attempting to introduce a form of development that would be largely incongruous with the existing pattern of housing on Moor Field.

Landscape/Ecology:

A bat survey carried out at the proposal site on 24/2/21 found no evidence of any bat related activity.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the loss of an off-street parking space through the proposed internal alterations to the property's existing garage will be mitigated through the creation of an additional parking space within the property's front driveway. As such, it is not considered that the proposed works will lead to any adverse impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal would have any significant impact upon residential amenity in as much that the proposed works would not lead to any serious infringement of privacy or substantial loss of natural light or outlook.

The applicant has attempted to justify the visual impact of the proposal through citing the existence of the estate's two-storey dwellings however Moor Field's visual character is largely underpinned by its abundance of bungalow properties rather than its two-storey dwellings which in many respects are something of an anomaly within the estate's existing pattern of housing.

As such, it is considered that the proposal would have an adverse impact upon visual amenity by virtue of the proposed alterations to the property's existing roof pitch which would ultimately result in the creation of a dwelling that would not be in keeping with the existing pattern of housing on Moor Field.

Furthermore, the proposal is considered to be in direct contravention of Policies DMG1 and DMH5 of the Ribble Valley Core Strategy through its failure to take account of both the existing visual character of Moor Field and the spatial relationship between its existing properties.

It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

RECOMMENDATION:

That planning permission be refused for the following reason(s):

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The proposal, by virtue of the proposed roof alterations, would result in the introduction of an incongruous, anomalous and discordant form of development that fails to respond positively to the inherent character of the immediate roofscape and street scene, being of significant detriment to the character and visual amenities of the area. As such the proposal is considered to be in direct conflict with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.