


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0247	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/05/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed extensions to the rear to form kitchen and dining room and demolition of existing single storey outrigger
Site Address/Location:	98 Beech Mount, Waddington, BB7 3HS

CONSULTATIONS:	Parish/Town Council
No comments received within the Consultation Period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN2- Landscape Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG5 – Residential and curtilage extensions Policy DME4 – Protecting Heritage Assets National Planning Policy Framework (NPPF)
Relevant Planning History: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a mid terraced property located within Waddington. The property falls within Waddingtons designated Conservation Area and the Forest of Bowland AONB.
Proposed Development for which consent is sought: Consent is sought for the erection of a single storey extension to the rear of the property and alterations to an existing single storey outrigger at the rear of the property. The single storey extension will project beyond the rear wall of the property by 3.8m and will measure 2.5m in width connecting to the existing two storey outrigger. The extension will have a lean to roof connecting to the side wall of the two storey outrigger. The eaves of the lean to will measure at 2.1m and the maximum height of the

extension will be 3.35m. Two roof lights are to be centred in the roof slope and bi fold doors are proposed to the rear elevation. The extension will be faced with render with a blue slate roof.

Impact Upon Residential Amenity:

The only neighbour with the potential to be affected by the proposed development is the neighbour to the north no 97a Beech Mount. This neighbour benefits from an existing single storey extension that falls adjacent to the proposed extension. The proposed extension does not project any further rearwards than the adjacent extension and although the proposed extension exceeds the height of this neighbouring extension the development would only result in the loss of light to the roof of the extension.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. This policy also states that development will be expected to be keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. NPPF paragraph 171 says that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these matters’.

Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Within the Waddington Conservation Area Appraisal and the application site has been identified as a building of townscape merit as the property is considered to make a positive contribution to the character and appearance of the Conservation Area. The site is also located within the Forest of Bowland AONB.

The proposed extension is to the rear of the property and will infill an area between an existing two storey outrigger and a neighbouring single storey outrigger. The proposed extension is to be constructed in materials that will match the main dwelling and will only be visible from the rear of Beech Mount. As such it is considered that the proposed development will not be of detriment to the character and visual amenities of Waddington Conservation Area or the Forest of Bowland AONB.

Observations/Consideration of Matters Raised/Conclusion:

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 consent be granted
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