

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0256	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/06/2020	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed single storey detached garage, front extension to adjacent porch, removal of three windows from kitchen and one from utility as a revision to the original planning consent ref 3/2020/0304
Site Address/Location:	7 Tennyson Avenue, Read, BB12 7RN

CONSULTATIONS:	Parish/Town Council
No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objection subject to suitable drainage scheme	

CONSULTATIONS:	Additional Representations.
One letter of representation has been received with the following objections: <ul style="list-style-type: none">• Pitch roof of garage is not in keeping with the other garages/bungalows in the area.• Loss of light to bedroom windows.• Potential damage to neighbouring garage.• Loss of view and devaluation of neighbouring property.• Inappropriate design and over development of site.• Development would cause drainage issues.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1: General Considerations Policy DMH5: Residential and Curtilage Extensions
Relevant Planning History: 3/2020/0304- Proposed redevelopment of the existing house including a single storey extension to the side and first floor extensions to the front and change of external materials.- Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling located within Read. The area is popularised by detached bungalow properties as well as two storey dwellings. The proposed benefits from parking to front with an attached garage and a private garden area to the side and rear.
Proposed Development for which consent is sought: Consent is sought for the erection of a detached garage to the north west corner of the garden area for the property on the footprint of an existing off street parking area. The garage will measure 3.5m

by 6.5m and will have a pitch roof measure 2.2m at the eaves and 3.75m at the ridge. It is proposed to resurface approximately 10m by 5m of ground to provide access to the garage off George Lane. The garage will be faced with render on a Staffordshire blue brick plinth and the roof will be concrete tiles with a aluminium door.

It is also proposed to extension the porch to the front of the dwelling. The extension will take the width of the porch to 2.3m in width and will create an entrance hall into the property. The extension will project forwards of the front elevation by approximately 1m. The extension will have a flat roof measuring 2.5m in total height.

The development also proposes alterations to the previous approval ref 3/2020/0256. The amendments relate to the removal of new windows that were proposed to the kitchen and utility on the rear of the house.

Impact Upon Residential Amenity:

The proposed works to the front of the property will not negatively impact any neighbouring dwelling as the extension is minimal and there is a sufficient separation distance between the site and the closest neighbour.

The proposed garage will be sited to the north west corner of the application dwellings garden area and will be sited adjacent to the garage that is within the curtilage of no 1 St. Johns Close. The proposed garage will exceed the height of the neighbour's flat roof garage and concerns have been raised that the height of the garage would result in the loss of light to the rear windows of no 1 St. Johns Close. There is a separation distance of 10m from this rear elevation and therefore it is considered that there would not be a significant loss of light to this neighbour, nor would there be detrimental overbearing impact that would warrant refusal of the application.

Visual Amenity/External Appearance:

Policy DMG1 requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature.

The application site occupies a corner plot and is therefore visible from Tennyson Avenue and George Lane. The proposed extension to the front porch would have negligible impact on the visual amenity of the area as the footprint of the extension is minimal and the max height measures at the eaves height of the bungalow therefore the extension would remain subservient to the main dwelling.

The proposed garage will be set back from the highway by 10m, will be single storey and will be constructed in materials that will be in keeping with the recently developed property. Therefore, it is considered that the development will not be viewed as a prominent addition on the street scene. Concerns have been raised regarding the garage having a pitch roof as most of the garages in the area have flat roofs, including the attached garage that the application dwelling already benefits from. The applicant's agent has confirmed the reason for the pitch roof is so that it matches the pitch of the house. Although the pitch roof will not have a similar appearance to the flat roof garage it will be adjacent to it is not considered that this design would have a detrimental impact on the visual amenity of the area.

Highways:

LCC highways originally had concerns with the proposed surfacing as without an exploratory ground investigation, the substratum may not be free draining and thus not support the concept of permeable hardstanding. The applicant's agent subsequently amended the plans to show an aco drain on the driveway. Highways are satisfied within this drainage scheme and therefore have no

objection to the development.

Observations/Consideration of Matters Raised/Conclusion:

Overall, the proposal is not considered to cause unnecessary harm to the residential or visual amenity of the area, and it is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

RECOMMENDATION:

That planning consent be granted.