


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0259	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	23/4/21, 29/4/21 & 26/5/21		
Officer:	AD		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed single storey porch to front and single storey extension to the rear.
Site Address/Location:	11 Spring Gardens Clitheroe Road Waddington BB7 3HH

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
<p>No objection.</p> <p>LLFA: No comment because LLFA Flood Risk Standing Advice should have been applied and the development is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2015.</p> <p>Environment Agency: No objection. However, the domestic extensions are partly within the flood zone and also within 20metres of a Main River, Waddington Brook. Flood Risk Standing Advice (FRSA) - proposal falls within this category. Recommend that RVBC views the standing advice in full before making a decision on this application.</p> <p>Flood mitigation - advice to applicant/ LPA. Although no objections, strongly recommend that the developer should include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/ or incorporating flood proofing measures.</p> <p>RVBC Countryside (Trees): Consulted, no comments received.</p>	
CONSULTATIONS:	Additional Representations.
Letter received – no objection. Have spoken to applicant re: right of way at rear of 12 Spring Gardens, through 11 Spring Gardens and to side alley. Owner has agreed that this will not be compromised and will not build over drains and manholes shared with No. 12 or other houses in the row.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Relevant Planning History:

3/1991/0705 - Two storey side extension and front porch. Planning permission granted 19 December 1991. *The two-storey side extension has been implemented.*

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

11 Spring Gardens is a traditional stone-built end of terrace on Clitheroe Road and the approach to Waddington Conservation Area. Comparison of the 1847 and 1884 OS maps suggests that the terrace replaced 'Loud House' sometime between these dates (a mid-terrace plaque identifies '1861').

A public footpath runs to the south side of the property from where there are views of the rear elevation and two garden *prunus* trees. The area immediately to the rear is sunken in comparison to the lawned garden.

Proposed Development for which consent is sought:

Planning permission is sought for a front porch and rear single-storey extension across the full width of the property.

Proposed materials – random natural stone facings; blue slate roof to porch and Polyroof/GRP to rear extension; softwood painted window frames; softwood painted porch door; aluminium rear extension door.

Residential Amenity:

Existing extension and site levels at No 12 ensures that the proposed extension will have an acceptable impact (overlooking, overshadowing and overbearing) on this property and residential amenities in general.

Impact on the Non-designated heritage asset and character of the streetscene/townscape:

The proposed porch does not materially impact the setting of Waddington Conservation Area or views into or out of this area.

There are few front porches to the terraced properties on the approach to Waddington Conservation Area (an unsympathetic porch has been built mid-terrace to Spring Gardens). However, the proposal is of traditional build and is similar to that approved in 1991.

There is considerable fabric loss (including alteration of the location of the front door and change to rear window cill height). However, NPPF 197 identifies "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" and the works would appear acceptable in consideration to these factors.

Flooding:

The applicant has considered the advice of the Environment Agency, submitted a Flood Risk Assessment and amended the proposals to incorporate flood mitigation measures (17 May 2021):

"Flood protection will be provided by the use of flood resistant construction methods / mitigation devices as per Environment Agency Document 'Prepare your property for flooding - A guide for householders and small businesses'.

Flood resistant measures to be installed to mitigate flood risk including :

Manual flood doors / gates to ground floor main entrance door and rear patio doors.

Non – return valves to foul and surface water drainage (subject to survey).

Surface water will be discharged to the existing system - inspection chambers to be double sealed with screw down lids.

New walls to be 'horizontal ' dry lined with plaster board finish

Electrical points / outlets to be min. 1200mm ht above proposed ground floor level with cable routes dropping down – existing incoming main / DB board is 1500mm above existing extension ground floor level".

Trees:

Q6 of the application form appears to have been incorrectly completed. No comments have been received from RVBC Countryside. The trees have some visual amenity value but do not merit a TPO.

Observations/Consideration of Matters Raised/Conclusion:

The proposals have been considered in respect to Ribble Valley Core Strategy Policies DMG1, DME4 and DMH5 and are acceptable.

In response to the Additional Representation received, the applicant has submitted copies of deeds and confirms "a neighbour has commented on a right of access which no longer exists" (14 April 2021). This is not a matter which is material to consideration of the application.

RECOMMENDATION:

That planning permission be granted.