


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	13/5/2021	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	N/A	<b>Photos uploaded</b>	Y					

<b>Application Ref:</b>	3/2021/0290	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	31/3/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Demolition of existing conservatory and erection of timber clad extension on the same footprint. Amendment to existing rear window. Raising of existing extension roof by 800mm and application of render to existing elevation.
<b>Site Address/Location:</b>	47 Ramsgreave Road, Ramsgreave, Blackburn. BB1 9BH

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Ramsgreave Parish Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received in respect of the application.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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  <b>National Planning Policy Framework (NPPF)</b>
<b>Relevant Planning History:</b>  No recent planning history relevant to the determination of the planning application.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
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**Site Description and Surrounding Area**

The application relates to semi-detached property in Ramsgreave. The property is constructed from red brick, slate roof tiles and white UPVC doors and windows. The surrounding area is largely residential and is characterised by numerous semi-detached dwellings and bungalow properties.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a single storey rear extension, amendment to an existing rear window and application of render to the existing rear elevation.

**Principle of development:**

The proposal is a domestic extension to two dwellings and is acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed extension will incorporate a set of sliding doors and a window on its rear South-east elevation. These windows will solely allow views into the property's rear garden therefore it is not considered that the proposed windows will have any adverse effects upon existing levels of privacy.

The proposed works also include a set of patio steps which will be adjoined to the rear elevation of the extension which will replace the steps adjoined to the property's existing conservatory. The new steps will not exceed the height of the existing steps therefore it is not considered that the proposed works would offer any new opportunities for overlooking.

The proposed extension will be sited on the footprint of the property's existing conservatory which is situated directly adjacent to the conservatory of the neighbouring property of No. 45 Ramsgreave Road. The aforementioned conservatories are almost identical in terms of their outwards projection therefore the siting of the proposed extension will not lead to any undue impact upon natural light or outlook for the residents of No. 45 Ramsgreave Road.

The proposed extension will incorporate a butterfly style roof which will be 0.8 metres higher than the property's existing conservatory roof at its highest point. The proposed increase in roof height may lead to some minor overshadowing however the extension's inverted roof slopes will be situated directly adjacent to the neighbouring conservatory which will largely reduce any potential overshadowing effects.

**Visual Amenity:**

The extension will incorporate a slightly higher roof height than the existing conservatory and will be visible from the rear of No. 45 Ramsgreave Road and partially visible from Mayfield Road. As such, the proposed works will have some visual impact however the overall impact will of the works will be minimal in as much that the extension will be situated to the rear of the property largely out of view from the public.

Moreover, the extension will not be an over dominant feature in as much that it will be built on the footprint of the property's existing conservatory with an eaves and roof height of 4 and 2.9 metres respectively making it wholly subservient to the primary dwelling and within the realm of permitted development.

**Landscape/Ecology:**

No ecological constraints were identified in relation to the proposal.

**Highways:**

LCC Highways have not been consulted on the application however given that the proposal will not affect the existing parking arrangement on site it is not considered that the proposed works will have any undue impact upon highway safety.

**Observations/Consideration of Matters Raised/Conclusion:**

It is not considered that the proposal would have any adverse impact upon residential amenity in as much that the proposed works would not allow any new opportunities for overlooking or have any adverse impact upon the provision of natural light or outlook for the residents of the adjoined property.

The proposal will be sited largely out of public view and will be built on the footprint of the property's existing conservatory therefore it is not considered that the proposed works would 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.