


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | BT | Date: | 27/5/2021 | Manager: | | Date: | |
| Site Notice displayed | N/A | Photos uploaded | Y | | | | | |

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| Application Ref: | 3/2021/0304 |  Ribble Valley Borough Council www.ribblevalley.gov.uk | |
| Date Inspected: | 22/4/2021 | | |
| Officer: | BT | | |
| DELEGATED ITEM FILE REPORT: | | Decision | Approval |

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| Development Description: | Proposed first floor side extension over existing playroom, single storey rear extension and porch to the front. |
| Site Address/Location: | Bridge End Cottage, Rimington Lane, Rimington. BB7 4EA |

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| CONSULTATIONS: | Parish/Town Council |
| Rimington and Middop Parish Council have no objections. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| None. | |

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| CONSULTATIONS: | Additional Representations. |
| None. | |

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 DME3: Site and Species Protection and Conservation
Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

3/1993/0730:
Erection of utility room on west side (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property in Rimington. The property is constructed from stone, slate roof tiles and white UPVC windows. The property is situated within a small cluster of stone based dwellings within a large area of open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of a first floor side extension, single storey rear extension and front porch.

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 will incorporate several windows to the property's Northern front elevation which will be sited on the proposed front porch and on the property's ground and first floor levels. These windows will not compromise existing privacy levels in as much that they will allow similar views to those provided by the property's existing ground and first floor level windows.

The proposed works to the property's Southern rear elevation include a set of bi-folding doors and full length windows which will form part of the single storey extension and an additional first floor window all of which will allow partial views into the each of the neighbouring rear gardens. These areas are already viewable from the property's existing ground and first floor level windows therefore it is not anticipated that the proposed windows will provide any new opportunities for overlooking.

The proposed rear extension also includes a window on its Western side elevation which will face towards two ground floor windows on the neighbouring property of Bridge End Barn. This window would more than likely have led to an unacceptable loss of privacy however the applicant has since submitted an amended plan to address this issue through incorporating an obscure glazed window.

The proposed rear extension will be single storey with a relatively modest height of 3 metres and will be screened from the adjoined neighbouring property behind a proposed boundary wall. As such, it is not considered that the extension would lead to any overshadowing or loss of outlook for the adjoined neighbouring residents.

The originally proposed boundary wall stood at 3.7 metres with a continuous ridge line. This structure would more than likely have led to an unacceptable level of overshadowing in the rear garden of Bridge End Farm however the applicant has since submitted an amended plan to address this issue through reducing the height of the wall by way of incorporating a stepped down design.

The proposed first floor extension will be sited directly adjacent to the neighbouring property of Bridge End Barn which contains a roof light on its Eastern side elevation. As such, the extension may lead to some minor overshadowing on the neighbouring property however given that the large majority of overshadowing occurs on the Northern side of the proposal site it is not considered that the proposed works would have any adverse impact upon natural light provision.

The proposed front porch will have an outward projection of 2 metres and will be sited adjacent to ground floor windows on the neighbouring property of Bridge End Farm however as stated above the entire Northern side of the proposal site already experiences a considerable amount of overshadowing therefore it is not considered that the porch would lead to any additional loss of natural light.

Visual Amenity:

The proposed first floor extension will have an equal roof pitch height to that of the main property and as such will have a noticeable visual presence however given that the extension will be set back from the front elevation of the main dwelling within an isolated cluster of buildings it is not considered that the proposed works would have any harmful impact upon visual amenity.

The proposed rear extension will be subservient to the primary dwelling in as much that its roof height will be set well below the roof height of the main property. The extension will incorporate a flat roof design with a modest outwards projection of 3.3 metres and as such will not be an over dominant feature. The rear extension will have a width of 8.2 metres and will be viewable from Rimington Lane therefore the proposed works will have some visual impact however it is not considered that the extension would have any undue impact upon visual amenity.

The proposed works include the addition of a porch to the front of the main property which will measure 2 x 3.8 metres with an eaves and roof height of 2.6 and 3.7 metres respectively. Extensions to the front of a main property may not always be appropriate due to their increased visual impact however in this case it is not considered that the extension would be of detriment to visual amenity in as much that the porch will be set back from the main road within an isolated group of dwellings and will not be an over dominant feature in terms of size.

Landscape/Ecology:

No bats were observed during a daytime bat survey conducted at the proposal site on 30/3/21 however the main property was found to hold 'moderate' bat roost suitability. The report concluded with a recommendation for a follow up survey to be conducted in order to confirm the presence of bats.

The bat survey was subsequently reviewed by the Council's Countryside Officer who determined that an additional planning condition to protect any future discoveries of bats would suffice in place of a second bat survey.

No nesting birds were observed during the daytime survey however the main property and wider site were both identified as potential platforms which could be used by breeding birds associated with rural and garden environments. As such, an additional planning condition has been implemented to ensure the protection of nesting birds in the event of any works being carried out within the breeding bird season (March-August inclusive).

Highways:

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works will not affect the property's existing parking arrangement it is not considered that the proposal will have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal would have any undue impact upon residential amenity in as much that the proposed works would not lead to any significant loss of privacy, natural light or outlook for any neighbouring residents.

The proposed works to the rear of the property will have some visual impact however it is not considered that the proposal would have an overbearing presence that would lead to any adverse 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.