

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	18/5/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0314	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	25/1/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Replacement of existing hipped roof with a hipped roof with an increased ridge height to form additional bedroom in the roof space. Resubmission of 3/2020/1023.
Site Address/Location:	57 Ribchester Road, Wilpshire. BB1 9HT

CONSULTATIONS:	Parish/Town Council
Wilpshire Parish Council have no objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

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 DMH5 – Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2018/0441: Retention of unauthorised extension of domestic curtilage and 1.4 metre boundary fence (Approved) 3/2020/1023: Replacement of existing hipped roof with a gable roof, increased ridge height and dormers to front elevation (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area

The proposal relates to a detached property in Wiltshire. The property consists of red brick, rendered walls, white UPVC windows and slate roof tiles. The surrounding area is primarily residential with a large area of open countryside to the North of the proposal site.

Proposed Development for which consent is sought:

Consent is sought for the replacement of the property's existing hipped roof with a modified hipped roof design with increased ridge height to incorporate an additional bedroom in the roof space.

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. The proposal is a resubmission of a previous application whereby planning permission was refused on the grounds of adverse impacts upon visual amenity. The original proposal included a hipped to gable roof conversion, three front dormer windows, a front balcony and an increase of 1.6 metres to the property's existing roof ridge height.

The current application represents a more simplified proposal in as much that the property's existing hipped roof will be partially retained with a relatively modest increase of 0.7 metres to the existing roof ridge height. The front dormers and projecting balcony design from the original proposal have also been omitted from the current proposal.

Residential Amenity:

The proposed second floor level will incorporate a set of French doors and a small balcony on its Northern front elevation. The French doors and balcony will allow some overlooking into the front garden of No. 57a Ribchester Road however this area is already viewable from the property's existing first floor windows. Moreover, the proposed balcony will be situated within the roof plane of the main dwelling with no outwards projection therefore it is not considered that the proposed works would allow any new opportunities for overlooking into private areas.

The proposed works include a relatively modest increase of 0.7 metres to the existing ridge height of the property's roof in order to incorporate a second floor level. As such, it is not anticipated that the scale of these alterations will lead to any adverse effects upon the provision of natural light or outlook for the neighbouring residents at No. 57a Ribchester Road.

Visual Amenity:

The proposal will incorporate a modified hipped roof design which includes an increase of 0.7 metres to the property's existing roof ridge height and the addition of several roof lights. These alterations will be viewable from within the public realm therefore the proposed works will have some visual impact however given the relatively small increase in roof ridge height and the partial retention of the property's hipped roof design it is not considered that the proposed works would lead to any adverse impact upon visual amenity.

Moreover, Ribchester Road comprises a mixture of detached and semi-detached properties of various designs, all of which contribute toward a varied street scene therefore the bespoke design of the proposal will integrate well with the existing pattern of housing.

Landscape/Ecology:

A bat survey conducted at the proposal site on 21/12/20 found no evidence of any bat related activity.

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:

The proposal does not raise any concerns in relation to residential amenity in as much that the proposed alterations to the property's existing roof would not lead to any adverse effects upon privacy, natural light or outlook for any neighbouring residents.

The proposal addresses the concerns highlighted within the previous application and is a significant improvement on the previously submitted proposal in terms of design and scale therefore it is not considered that the proposed works would have any undue 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.