

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	13/5/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0316	Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/4/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:	Decision	Approval

Development Description:	Proposed single storey side extension.
Site Address/Location:	Meadow View, Chapel Road, West Bradford. BB7 4SN
CONSULTATIONS:	Parish/Town Council
West Bradford Parish Council have no objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
None.	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:
3/2014/1071:
Change of use of agricultural land to private residential curtilage (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area
The application relates to a terrace property in West Bradford. The property is constructed from white render, blue slate roof tiles and timber doors and windows. The surrounding area comprises a mixture of residential dwellings and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey side extension.

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 proposed side extension will contain two windows on its front Eastern elevation which will look towards Chapel House on the opposite side of Chapel Lane. The proposed windows will be sited in an almost identical position to the property's kitchen windows therefore it is not considered that the proposed works would allow any new opportunities for overlooking into private areas.

The extension will be single storey and sited between the side elevation of the main property and the property's outside storeroom approximately 12 metres from the nearest neighbouring property. As such, it is not considered that the proposal will have any undue impact on natural light or outlook for any neighbouring residents.

Visual Amenity:

The proposed extension will be subservient to the primary dwelling in as much that its eaves and roof height will not exceed those on the main property. The extension's roof will consist of a gable roof design which will merge well with the existing gable roof of the primary dwelling. The extension is to be constructed from white render, blue slate roof tiles and timber doors and windows which will further facilitate visual integration with the main property.

The extension will be viewable from Chapel Lane however the proposed works will be a modest addition to the main property and as such it is not anticipated that the proposal would have any harmful impact upon visual amenity.

An inspection of site visit photographs and aerial imagery suggests that a two-storey side extension may have been added to the gable end of the main property at some point in the past however it is worth noting that there is no planning history to support such development.

In any case the addition of the proposed side extension to this section of the house will reduce the amount of recreational and amenity space to the side of the property however it is worth noting that the property already benefits from a large rear garden which was approved through a previous planning application in 2014. As such, it is not considered that the proposed works would adversely affect access to recreational and amenity space within the property's residential curtilage.

The proposal also includes some minor reconstructive work to the property's front boundary stone wall in order to accommodate pedestrian access to the side of the property. The stone wall will be partially retained and the restructure will facilitate pedestrian access to the property's yard. These works will have a nominal visual impact and as such are justifiable in this case.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

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 it is not considered that the proposed works would lead to any detrimental loss of privacy, natural light or outlook. Furthermore, the proposed extension will integrate well with the primary dwelling without having any adverse effect 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.
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