


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	17/6/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2021/0337	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	13/5/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed two storey side extension with rear dormer.
<b>Site Address/Location:</b>	55 St Marys Drive, Langho. BB6 8DL

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Billington and Langho Parish Council have no objections.	

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

<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>NPPF</b>
<b>Relevant Planning History:</b>  <b>3/2009/0498:</b> Single storey rear/side extension and loft conversion with front and rear dormers (Approved)

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a semi-detached property in Langho. The property is constructed from red brick with white render, concrete roof tiles and white UPVC doors and windows. The surrounding area is primarily residential with a large area of open countryside to the South-east of the proposal site.

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

Consent is sought for the construction of a two storey side extension with rear dormer.

**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 includes a bedroom window on its North-western front elevation which will face towards St. Mary's Drive and the playing fields of St. Mary's Primary school. These areas are already viewable from the property's existing front dormer windows and as such the proposed bedroom window would not allow any new opportunities for overlooking.

The proposal also includes a set of French doors and a dormer window on its rear South-eastern elevation which would primarily allow views into the property's rear garden. The proposed dormer window would allow a certain degree of overlooking into the rear garden of No. 57 St. Mary's Drive however given that this area is already viewable from the property's existing first floor windows it is not considered that the proposed works would adversely affect existing levels of privacy.

The South-western side elevation of the two storey extension would be sited in close proximity to the North-eastern side elevation of No. 57 St. Mary's Drive which contains two windows at the ground floor level. As such, the proposal may lead to some minor overshadowing for the neighbouring residents however it is worth noting that the North-eastern side of No. 57 already experiences a considerable level of overshadowing due to its Northward orientation.

Furthermore, No. 55 is set further back than No. 57 and the proposed side extension would be set 3 metres back from the front elevation of No. 55 below the roof pitch of the neighbouring property which would significantly reduce any potential overshadowing. Accordingly, it is not considered that the proposed works would have any undue impact upon the provision of natural light or outlook for the neighbouring residents.

**Visual Amenity:**

The proposed side extension would be set well back from the front elevation of the main property with the roof pitch of the ground floor level set considerably below the roof pitch height of the main property.

The side extension would be publicly viewable from the South-eastern end of St. Mary's Drive and as such would have some visual impact however given that the extension would be set back from the main property with a relatively modest width of 2.6 metres it is not considered that the proposal would be an over dominant feature.

The side extension would be sited on the common boundary with No. 57 St. Mary's Drive in close proximity to the side elevation of this property however given the slightly higher roof pitch of No. 57 and the subservient design of the proposed extension it is not considered that the proposed works would result in any terracing effects or visual imbalance between No. 53 and No. 55 St. Mary's Drive.

Furthermore, the extension is to be constructed from red brickwork, concrete roof tiles and white UPVC doors and windows which would further aid visual integration with the main property. As such, it is not considered that the proposal would have any undue impact upon visual amenity.

**Landscape/Ecology:**

A bat survey carried out at the proposal site on 22/4/21 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 would 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 adversely affect existing levels of privacy, natural light provision or outlook for any neighbouring residents.

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