

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	4/6/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0357	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	21/4/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Raise existing roof over main house and existing extension to facilitate loft extension; new pitched roof over existing garage; new porous finish to existing driveway.
Site Address/Location:	Fairview, Back Lane, Wiswell. BB7 9BU

CONSULTATIONS:	Parish/Town Council
Wiswell 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:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 - Development Strategy Key Statement DS2 - Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME4 - Protecting Heritage Assets Policy DMH5 – Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2018/0570: Replacement of existing aluminium windows and doors with timber flush casement windows and new external doors (Permission not required)</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached property in Wiswell. The property is constructed from red brick and white render, slate roof tiles and grey UPVC doors and windows. The surrounding area comprises a mixture of detached properties and open countryside.

Proposed Development for which consent is sought:

Consent is sought for alterations to the property's main roof, garage roof and driveway.

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 site lies within the Wiswell Conservation Area therefore consideration will be given towards the effect of the proposal on the historic character of the surrounding area.

Residential Amenity:

The proposed works include the addition of four roof lights to the property's Northern roof plane and the widening of an existing first floor window. None of these windows will provide any new opportunities for overlooking therefore it is not considered that the proposal would lead to any loss of privacy.

The proposal includes plans to increase the roof height of the main property and existing garage by 1.1 metres which will may lead to some additional overshadowing within the Northern area of the property's residential curtilage. However, given that the nearest neighbouring property of No. 23 Pendleton Road is located approximately 20 metres away to the North-east it is not considered that the proposed works would lead to any loss of natural light or outlook for any neighbouring residents.

Visual Amenity:

The property of Fairview maintains a low visual presence within the surrounding area due to the high hedgerows which surround its front and rear residential curtilage therefore the proposed alterations to the roofs of the main property and garage will have a minimal visual impact. It is possible that these alterations would be partially visible from the adjacent neighbouring properties of No. 19 and 23 Pendleton Road however it is not considered that the proposed works would have any undue impact upon visual amenity.

Landscape/Ecology:

A bat survey conducted at the property on 4/6/20 found no evidence of any bat related activity. This report was reviewed by the Council's Countryside officer on 12/4/21 and was still deemed to be relevant for the purposes of supporting the application.

Highways:

The proposed works include the addition of a porous finish to the property's existing driveway. Lancashire County Council Highways have not been consulted in relation to these works however given that the new driveway will optimise surface water drainage it is not considered that the proposal will have any undue impact upon highway safety.

Heritage:

The proposal site is situated within the Wiswell Conservation Area. With reference to making decisions on applications for development in a Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: “...*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Wiswell Conservation Area Appraisal identifies conspicuous burglar alarms, satellite dishes, modern timber fencing and other inappropriate modern building materials as threats to the Conservation Area.

The proposal will incorporate appropriate materials to match those on the existing property and garage which include white render and slate roof tiles therefore the external features of the existing property and garage will be retained. Moreover, the proposed works do not include any of the identified threats described above. As such, it is not considered that the proposal would negatively impact upon the surrounding Conservation Area.

Furthermore, the proposal would allow better use of the primary dwelling making it more suitable for a wider range of residential accommodation.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity in as much that the proposed works will not lead to any loss of privacy, natural light or outlook for any neighbouring residents.

The proposed alterations to the roofs of the main property and garage will have a negligible impact upon visual amenity by virtue of their screened siting within the property’s residential curtilage. Moreover, the proposed works do not present any identifiable threat to the preservation of Wiswell’s historic character.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted.