


Report to be read in conjunction with the Decision Notice.

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

Application Ref:	3/2021/0367	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	21/4/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Single storey extension to side.
Site Address/Location:	9 Homeacre Avenue, Sabden. BB7 9HG

CONSULTATIONS:	Parish/Town Council
Sabden Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

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
Key Statement EN2 – Landscape
Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DME4 – Protecting Heritage Assets
Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

3/2010/0558:

Proposed dormer extension to first floor (withdrawn)

3/2010/0724:

First floor extension to the property to create additional bedrooms, the sides of the dormer are to be in brickwork to match the existing building, with tile hanging to the front elevation. Re-submission. (Approved)

3/2011/0270:

Application for a non-material amendment to planning consent 3/2010/0724P to allow a window for the bathroom on the first floor and removal of tile verges from the dormer sides.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property in Sabden. The property is constructed from brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is largely residential and is characterised by numerous detached and semi-detached bungalow properties.

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. The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty and is situated within the Sabden Conservation Area therefore consideration will be given towards the effect of the proposal on the visual and historic character of the surrounding area.

Residential Amenity:

The proposed extension will incorporate a window on its front South-western elevation and a set of bi-folding doors on its North-western side elevation. The front window will allow similar views to the property's existing front ground floor windows while the extension's bi-folding doors will face towards the property's side garden and open fields. As such, it is not considered that the proposal will have any undue impact upon existing privacy levels.

The extension will be adjoined to the property's North-western side elevation which is located on the opposite side to the nearest adjacent property of No. 7 Homeacre Avenue therefore it is not considered that the proposal will have any adverse impacts upon natural light or outlook for any neighbouring residents.

Visual Amenity / Landscape:

The front extension will have an eaves and roof height of 2.5 and 3.7 metres respectively making it wholly subservient to the primary dwelling. The extension will measure 3.0 x 3.7 metres and as such will comprise a relatively small footprint.

The extension will be visible from the upper end of Homeacre Avenue however the structure will be partially screened by the property's North-western gable end which will significantly reduce the extension's visual impact. As such, it is not considered that the proposal will have any adverse impact upon visual amenity.

The proposal lies just within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that: *'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The extension will be constructed from red brickwork, concrete tiles and white UPVC doors and windows all of which will match the external materials of the main property and other dwellings in the surrounding area. As such, the proposal would largely be in keeping with the character of the local area and in accordance with the above statement.

The proposal will be visible from the North-western end of Homeacre Avenue however the extension will be a modest addition to the existing dwelling that will maintain a low visual presence within the property's side curtilage. Accordingly, it is not considered that the proposed works would detract from or have any undue impact upon the character of the surrounding AONB landscape.

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.

Heritage:

The proposal site is situated within the Sabden 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 Sabden Conservation Area Appraisal (2006) identifies the *'continuing loss of original architectural details and use of inappropriate modern materials or details'* as being the primary threat to the Sabden Conservation Area.

With specific regard to external alterations, the Sabden Conservation Area Management Guidance (2006) stipulates that *'alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour.'*

Plans from the proposal indicate that all new materials will match the materials of the existing primary dwelling and surrounding properties in the area. These materials include red brickwork, concrete tiles and white UPVC doors and windows.

As such, it is not considered that the proposal will have any detrimental impact on the aesthetic character of the Sabden Conservation Area.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal will have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that the proposal will have an oppressive or overbearing visual presence.

Furthermore, it is not considered that the proposal would have any detrimental upon the aesthetic character of the AONB landscape or conservation of Sabden's historic and architectural 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.