


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2021/0375	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	11/5/2021	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey rear and side extension
<b>Site Address/Location:</b>	20 Standen Road Clitheroe

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments have been received in respect of the proposed development.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations

Policy DMH5 – Residential & Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

None.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to semi detached dwelling located in a residential area of Clitheroe.

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

Consent is sought for the single storey rear extension with a small wrap around side extension to create a utility and toilet area. The main rear extension encompasses the width of the house and is a monopitch with wrap around a pitched roof. The rear extension measures approximately 8m by 4m and maximum height of approximately 3.75m. It is to be constructed of similar materials with concrete tile roof and rendered walls.

**Impact Upon Residential Amenity:**

The extension would not lead to loss of light or overlooking due to the distance away from adjacent properties and the modest nature of the proposal.

**Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

The proposal has an acceptable visual impact and would not be harmful to the building or the locality as it remains subservient to the main dwelling ,is of a modest size,not readily visible and uses materials in keeping with the main building.

**Observations/Consideration of Matters Raised/Conclusion:****RECOMMENDATION:**

That planning consent be granted.