

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0391	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/06/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Regularisation of alterations carried out to rear garden area.
Site Address/Location:	14 Waverley Road Ramsgreave BB1 9BN

CONSULTATIONS:	Parish/Town Council
None received.	
CONSULTATIONS:	Additional Representations.
One letter of objection has been received and raises the following concerns: • The submitted plans indicating the previous site are inaccurate and misleading; • The development has resulted in overlooking and loss of privacy. Two letters of support have also been received.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a semi-detached bungalow located along Waverley Road, Ramsgreave. The properties along the west side of Waverley Road have rear gardens that rise gently to the west.

Proposed Development for which consent is sought:

Permission is sought to regularise works within the rear garden of 14 Waverley Road. The applicant has undertaken work within the rear garden including the creation of a raised terrace and the erection of a timber pergola within the western section of garden.

Design and visual appearance:

Policy DMG1 of the Core Strategy requires development to consider the density, layout and relationship between buildings and a particular emphasis is placed on the visual appearance of development.

The proposed development raises no design concerns.

Neighbour Amenity:

Policy DMG1 requires that development should not adversely affect the amenities of the surrounding area. This includes the residential amenity of neighbouring occupants.

In assessing the impact of the development, it is important to understand the previous position in respect of land levels within the application site. According to the applicant, land levels have not been raised as there was an existing raised level in this location previously. Old stone walls have been removed and simply replaced with stronger retaining walls.

Regarding levels to the rear of the site, it does not appear that land has been raised notably at this point due the consistent height of the land when measured against the concrete panels of the rear fence as shown on submitted before and after photos. However, objectors have provided a range of information to demonstrate the previous site layout. Taking this into account it is considered that, on the basis of probability, the raised area of land to the rear of the application site has been considerably extended to create a large level platform that would provide unrestricted, elevated views into the neighbouring garden of 16 Waverley Road.

In order to prevent harmful overlooking resulting in a loss of privacy it is recommended that the applicant erect a 1.8m high boundary treatment along the northern edge of the raised platform with height measured from the raised platform. The boundary treatment would thereafter be retained and maintained at all times.

There are also concerns relating to views from the 'front' wall of the platform which faces the rear of the application dwelling. The neighbouring occupant has suggested that a further extension of the proposed fencing is necessary to prevent harmful overlooking. However, it is considered that any views from this position into neighbouring gardens and/or windows would be at an angle or of sufficient distance to avoid any undue loss of privacy or overlooking warranting refusal.

Conclusion:

In conclusion, the proposed development would not result in significant harm to the appearance of the host dwelling or the surrounding area. Subject to appropriate measures to screen views into neighbouring gardens the proposals would not cause unacceptable harm to the residential amenities of adjacent neighbouring occupants. Accordingly, it is recommended that the application be approved.

RECOMMENDATION:

That planning permission be granted.