


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0392	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	11/05/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Proposed first floor extension over existing garage.
Site Address/Location:	20 Shays Drive Clitheroe BB7 1LL

CONSULTATIONS:	Parish/Town Council
None received.	
CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

Relevant Planning History:

3/2016/0230 - Proposed first floor extension over existing flat roof garage to form new bedroom, with en-suite, linked to main house stairs by forming new corridor through existing bedroom. Also a single storey garden room extension off the current living room at the rear of the property. Approved.

3/2015/0519 - First floor extension over existing flat roof garage to form new bedroom with En Suite and formation of new corridor through existing front bedroom. Single storey rear extension to form Garden room. Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a detached dwelling faced with buff brick, roof tiles and white UPVC window frames and doors. The property is located within a residential area in the settlement of Clitheroe.

Proposed Development for which consent is sought:

The application proposed a first-floor side extension above the existing garage and new front and rear dormers. The proposed side extension would be built on the walls of the existing garage and would have a pitched roof which would match the ridge and eaves height of the main dwelling.

Proposed dormers to the front and rear would extend the full width of the roof and would be faced with grey uPVC ship lap cladding. The application also proposed to render the existing brickwork and replace the existing roof with new roof tiles.

Following discussions with the applicant the proposed front dormer has been divided into two sections.

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 side extension is the same as previously approved at the property. Other dwellings along Shays Drive have been similarly extended and whilst there is generally a requirement to set a two-storey side extension down from the main roof and back from the principal elevation of the host building it is not considered necessary in this instance. There would remain a clear visual break between the application property and 18 Shays Drive.

Due to the design of the dwelling there is a large expanse of roof. The dwelling, and other dwellings in the area, already have front dormer extensions. It is not considered that the extension of the front dormer across the roof of the proposed extension would result in any visual harm and the use of grey uPVC cladding on the new dormer would match the proposed roof tiles resulting in a less prominent dormer extension when compared with the existing.

Neighbouring dwellings on the north-west side of Shays Drive have a similar design and are faced with similar materials to the application dwelling. However, there are a range of materials used on dwellings in the immediate locality. The proposal to render the existing brickwork and replace the existing roof tiles would alter the buildings appearance such that it would break from the uniformity of this row of dwellings. However, it is not considered that the homogeneity of these few properties add considerably to the areas appearance and the use of alternative facing materials would not result in such visual harm to warrant refusal.

The dormer proposed to the rear raises no design concerns.

Neighbour Amenities:

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

The proposed first-floor side extension would be located on the north-east side of the dwelling around 3.6m from no.18 Shays Drive. There are windows on the side elevation of 18 Shays Drive facing the proposed development. No windows are proposed in the side elevation of the extension facing 18 Shays Drive. In addition, the side windows on the side elevation of Shays Drive are non-habitable or secondary windows and it is considered that proposals would not harm the residential amenity of these neighbouring occupiers.

Other Considerations:

It is considered that sufficient off-street vehicle parking would be retained at the application dwelling so as to avoid any additional on-street parking.

The application is accompanied by bat/barn owl survey which found no evidence of bats within the building, with roosting potential considered to be negligible. As such the proposed works are unlikely to cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats.

Conclusion:

In conclusion, the proposed development would not result in significant harm to the appearance of the host dwelling or the surrounding area nor would it cause unacceptable harm the residential

amenities of adjacent neighbouring occupants. Accordingly, it is recommended that the application be approved.

RECOMMENDATION:

That planning permission be granted.