


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:	3/2021/0394	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	22/4/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed erection of a garage.
Site Address/Location:	93 Waddington Road, Clitheroe. BB7 2HN.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town 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
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

No recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property in Clitheroe. The property is constructed from red brick with pebble dashed render, slate roof tiles and brown UPVC windows. The proposal site is located just outside of Clitheroe town centre within a predominantly residential area.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single garage.

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.

Residential Amenity:

The proposed garage will contain a single window on its North-western side elevation however given that the garage will not be used for residential purposes it is not anticipated that the proposed works would lead to any loss of privacy.

The garage will be situated approximately 15 metres to the North-west of the nearest neighbouring property of 91 Waddington Road therefore it is not considered that the proposal would lead to any loss of natural light through overshadowing.

Visual Amenity:

The proposed garage will have an eaves and roof height of 2.3 and 2.9 metres respectively making it wholly subservient to the primary dwelling. Although the garage will be forward of the building line of the properties on Milton Avenue, it would be located off the main road and close to the side elevation of the main property which fronts Waddington Road. Furthermore, there is a thick hedge around the boundary of the proposal site which would both partially screen and soften the visual impact of the proposed garage. Accordingly, it is not considered that the proposed works would have any harmful impact upon visual amenity.

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 would provide an additional off-street parking space at the proposal site it is not considered that the proposal would have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

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

The proposal will be visible within the public realm however the garage would not be an over dominant feature that would have any adverse impacts upon visual amenity.

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

RECOMMENDATION:

That planning permission be granted.