

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	7/6/2021	Manager:		Date:
Site Notice displayed	N/A	Photos uploaded	Y				

Application Ref:	3/2021/0399	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	13/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Demolition of existing extensions and carport and replaced with proposed two storey side and rear single storey extension. Including loft conversion and basement level.
Site Address/Location:	Shelton, 1 Portfield Bar, Accrington Road, Whalley. BB7 9DL

CONSULTATIONS:	Parish/Town Council
Whalley 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 Key Statement EN1 – Green Belt Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DMH5 – Residential and Curtilage Extensions NPPF
Relevant Planning History: 3/2000/0352: First floor extension above existing garage to side elevation of dwelling (Approved) 3/2011/1001: New detached dwelling within the curtilage of 1 Portfield Bar, Whalley (Refused – dismissed on appeal)

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached property in Whalley. The property is constructed from stone and white render, slate roof tiles and white UPVC doors and windows. The property is situated on the end of an isolated row of detached houses in a large area of open countryside which forms part of the designated Green Belt.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two storey side and rear single storey extension, loft conversion and basement level.

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 is situated in the designated Green Belt. National planning legislation places considerable emphasis on the protection of greenbelt land with the primary aim of keeping green belt areas open wherever possible.

Green Belt areas are assigned optimum levels of protection from all types of development. The NPPF states that development proposals in Green Belt areas should be regarded as unacceptable unless they fall within the definition of specific exceptions which are detailed in para 145 of the NPPF. With specific regard to building alterations and extensions, paragraph 145, part C of the NPPF states that:

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Moreover, Key Statement EN1 of the Ribble Valley Core Strategy states that *'the overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment.'*

There are no specific definitions within the NPPF framework or RVBC Core strategy in relation to what constitutes 'disproportionate' and 'inappropriate encroachment' however the generally accepted approach is for an assessment on the increased footprint and volume that the development would create.

Analysis shows that the proposed rear and side extensions would amount to a cubic volume increase of roughly 40% on the original property however it is worth noting that the cumulative footprint of the proposed works would be relatively low in as much that both the rear and side extensions would be predominantly sited on the footprint of the existing dwelling. Moreover, the proposed additions to the original property would be evenly distributed around the primary dwelling and its residential curtilage which in turn would significantly reduce any cumulative visual impact.

Accordingly, it is not considered that the proposed works would be a disproportionate addition to the existing dwelling that would in any way constrain the existing openness of the surrounding Green Belt area.

Residential Amenity:

The proposed single storey rear extension would contain two sets of bi-folding doors on its Eastern rear elevation while the proposed two-storey side extension would incorporate an additional window at the ground floor level. These windows would solely provide views into the property's rear and side garden and as such would not offer any new opportunities for overlooking.

The proposal would also incorporate additional ground and first floor windows to the property's front elevation however these would only allow views towards open fields and into the property's front garden therefore the addition of these windows would not affect existing privacy levels.

The proposal includes the addition of a single storey rear extension and a two storey side extension. The rear extension would have a modest outward projection and would be predominantly screened by a boundary hedge while the side extension would be located on the Northern side elevation of the main property which is on the opposite side to the other properties on Portfield Bar.

Moreover, the proposed works do not involve any increases to the ridge height of the property's existing roof and both extensions would be sited directly to the North of the nearest neighbouring property. Accordingly, it is not considered that the proposed works would lead to any overshadowing or loss of outlook for the adjacent neighbouring residents.

Visual Amenity:

The proposed rear single storey extension would have an eaves and roof height of 2.3 and 3.5 metres respectively making it wholly subservient to the main property. The extension would be constructed from white render and slate roof tiles which would aid visual integration with the main dwelling. The extension would be sited to the rear of the main dwelling within the property's rear garden which is bordered by hedges on all sides therefore its visual impact would be minimal.

The proposed two-storey side extension would be viewable from Accrington Road and such would have some visual impact however it is worth noting that the ground floor level of the side extension would replace an existing garage therefore the proposed side extension would essentially be a first-floor extension as opposed to an entirely new two-storey addition.

Moreover, the property's hipped roof design and existing ridge height would be retained as part of the proposed works which would lessen the visual impact of the proposal. Furthermore, given that the side extension would form part of a detached property it is not considered that the proposal would lead to any visual imbalance with the adjacent neighbouring property. In light of the above points, it is not considered that any of the proposed works would be detrimental to visual amenity.

Landscape/Ecology:

A bat survey carried out at the proposal site on 7/4/21 found no evidence of any bat related activity.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would significantly improve the property's existing parking arrangement through providing a widened vehicle entrance, three additional off-street parking spaces and a turning area it is not considered that the proposal would have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works do not raise any concerns in relation to residential amenity and will appropriately integrate with the primary dwelling without having any adverse impact upon visual amenity or the openness of surrounding Green Belt area.

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.
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