


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

<b>Signed:</b>	<b>Officer:</b>	<b>LE</b>	<b>Date:</b>	<b>09.07.21</b>	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	<b>Y</b>	<b>Photos uploaded</b>	<b>Y</b>					

<b>Application Ref:</b>	3/2021/0400	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	Feb 21 on previous application		
<b>Officer:</b>	LE		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVE</b>

<b>Development Description:</b>	Proposed garage extension and partial conversion to form habitable floorspace. Raising existing garage roof to form first floor bedroom over, with rear dormer window. Resubmission of 3/2020/1074.
<b>Site Address/Location:</b>	Overdale Dilworth Lane Longridge PR3 3ST

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No objections or comments	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One objection from a neighbouring occupant the concerns raised are summarised as: Over dominant visual impact Difficult access, highway safety concerns.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:****Ribble Valley Core Strategy:**

Policy DS1: Development Strategy  
Policy DS2: Sustainable Development  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMH5: Residential and Curtilage Extensions

**Relevant Planning History:**

3/2018/0579 - Raising of existing roof height to form two-storey dwelling - Two-storey rear extension - Single storey rear (lean-to) extension - Widening of existing single garage to form double garage. Existing roof height (pitch) to be lowered – Approved

3/2018/0819 - Erection of a detached single dwelling and garage on split level within the garden to the rear of Overdale, Calfcote Lane, Longridge – Approved

3/2020/1074 - Conversion of the existing garage and proposed new double garage with glazed link extension - Refused

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site is a recently renovated and extended 2 storey dwelling with attached double garage to the side. It is located in a prominent position on the corner of Dilworth Lane and Calfcote Lane. It is positioned towards the top of a hill with both streets sloping down away from the site and a long sloping rear garden. The property fronts Dilworth Lane which has a variety of house styles however the majority are set in long plots set well back from the road with generous rear gardens and larger than average front gardens / drives. Dilworth Lane is a major route into the centre of Longridge.

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

The application seeks consent for the extension of the existing garage and partial conversion to form additional habitable floor space as well as raising the roof and formation of a rear dormer. This is a resubmission of a recent application for the conversion of a garage and construction of a new garage with link extension which was refused in February 2021.

**Principle of Development:**

The proposal is for extensions to a dwelling house which is not a listed building or located within a conservation area or AONB, so is acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed extensions are located to the front of the property and the rear dormer will overlook the properties own garden. It is acknowledged that permission has been granted for a new dwelling to the rear but the dormer will not introduce any new windows that are closer than those existing on the rear elevation.

The proposal is considered acceptable in terms of residential amenity as it will not introduce built form in unacceptably close proximity to adjacent dwellings or result in a loss of privacy. The internal alterations will not have any impact.

**Visual Amenity:**

The property was formerly a dormer bungalow and planning permission was granted in 2018 for an increase in height and extensions to form a larger detached dwelling with double garage. Permission has also been granted for a dwelling in the rear garden.

The proposed garage extension is to the front of the property. When travelling along Dilworth Lane in either direction it is characterised by properties which are set well back from the road. Overdale and the adjacent property number 19 are closest to the road but number 19 is lower and as it is not on a corner is less prominent. However 19 also has a garage projecting forward of the main house.

The recently refused application was for a new double garage at an angle to the dwelling with link extension which was considered over dominant in terms of the street scene due to its proximity to the road and scale.

The revised scheme proposes a more modest extension to the front of the existing garage which will bring the principle elevation of this part of the house forward by 4 metres and it will be no closer to the side boundary given that this is splayed and the distance from the side of the dwelling increases from front to rear. The front elevation of the extended garage will be roughly in line with the front of the adjacent dwellings garage (number 19) and there will be a distance of approx. 8 metres to the front boundary. Additional living accommodation will be provided internally and the roof lifted by approx. 1.5 metres to allow a loft conversion and rear dormer.

It is considered that the revised scheme presents a much more sympathetic proposal which will not be an over dominant feature in the street scene and addresses the previous concerns in terms of visual impact.

**Highways:**

LCC highways have been consulted on the proposal and have no objections to the proposal. The development will result in a larger property however at least 3 off street parking spaces are available which meets standards for a dwelling of this size.

Concerns have been raised by interested parties with regard to visibility at the junction and difficulties of access to the site.

Dilworth Lane and Calfcote Lane are residential streets with assumed 30mph speed limit and so a visibility splay of 2.4 x 70m should be achieved and the proposal would not encroach on that.

Whilst it would introduce built form closer to the road than the current situation it is not considered that it would obstruct visibility for vehicles waiting at the junction on Calfcote Lane as Dilworth Lane is a fairly straight road with good visibility.

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

The material planning issues raised by the objector are discussed in the appraisal. For the reasons above it is considered that the proposal is acceptable in terms of the relevant core strategy policies and other material considerations. Therefore it is recommended accordingly.

**RECOMMENDATION:**

That planning permission is granted.