


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:	3/2021/0401	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	26/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed erection of an infill lean-to extension and roof terrace.
Site Address/Location:	1 Castle View, Clitheroe. BB7 2DT

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 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 an end terrace property in Clitheroe. The property consists of natural stone walls, slate roof tiles and white UPVC / timber sash windows. The property is situated within a residential area close to Clitheroe town centre.

Proposed Development for which consent is sought:

Consent is sought for the construction of an infill lean-to extension and roof terrace.

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 works include plans to convert the property's existing garage roof into a roof terrace. The roof terrace would be enclosed on all sides by 1.8 metre high boundary wall which in turn would both prevent any new opportunities for overlooking and buffer any noise associated with use of the terrace. The ground floor works associated with the proposed infill extension will reduce the overall number of windows on the existing garage and kitchen extension. As such, it is not considered that any of the proposed works would compromise existing levels of privacy.

The proposal includes plans to raise the property's rear eastern boundary wall to match the height of the property's existing kitchen roof pitch however it is worth noting that this increase in height will be minimal and as such will not lead to any overshadowing or loss of natural light for the opposite neighbouring property of No. 2 De Lacy Street.

The boundary walls of the proposed roof terrace would not exceed the height of the existing pitched garage roof therefore it is not anticipated that construction of the roof terrace would lead to any overshadowing or loss of natural light for the residents of No. 2 De Lacy Street.

The proposed infill extension would not exceed the height of the proposed rear boundary wall or kitchen extension and as such would not lead to any overshadowing for the residents of No. 2 De Lacy Street or No. 3 Castle View.

Visual Amenity:

The property's rear eastern boundary wall would be slightly higher than the rear boundary walls of the other properties on Castle View however given that these alterations would be largely out of public view to the rear of the property it is not considered that the raised boundary wall would have any undue impact upon visual amenity.

The roof terrace conversion would involve the loss of the garage's existing pitched roof however the boundary walls of the roof terrace would not be any higher than the pitch of the existing garage roof and would only be viewable from the side and rear of the property. Moreover, the boundary walls of the roof terrace will incorporate materials to match the external appearance of the property's existing boundary walls. Accordingly, the visual impact of the roof terrace would be relatively low.

The proposed infill extension would be screened within the property's rear yard between the garage, kitchen and rear boundary wall therefore its visual impact would be negligible.

Landscape/Ecology:

A bat survey carried out at the proposal site on 29/3/21 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 will not affect the property's existing parking arrangement it is not considered that the proposal will have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity in as much that the infill extension and proposed roof terrace will not lead to any loss of privacy, natural light or outlook by virtue of their siting and design respectively.

The overall visual impact of the proposed works would be relatively low by virtue of their siting to the rear of the main property therefore it is not considered that the proposal would be detrimental to the visual amenities of the surrounding 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.