

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	24/5/2021	Manager:		Date:
Site Notice displayed	N/A	Photos uploaded	Y				

Application Ref:	3/2021/0420	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
Date Inspected:	12/5/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		Decision Approval

Development Description:	Proposed removal of existing single storey extension and construction of new single storey extension to rear to form new lounge and dining area.
Site Address/Location:	50 Riverside, Low Moor, Clitheroe. BB7 2NS

CONSULTATIONS:	Parish/Town Council
Clitheroe Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
One objection has been received in relation to the proposal. This objection is summarised as:	
<ul style="list-style-type: none"> <li>Impact of the proposal upon residential amenity</li> </ul>	
This objection is assessed in the corresponding section of the report below.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>
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
<b>NPPF</b>
<b>Relevant Planning History:</b>
No recent planning history relevant to the determination of the application.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
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**Site Description and Surrounding Area:**

The application relates to a semi-detached property in Clitheroe. The property is constructed from white render, slate roof tiles and white UPVC doors and windows. The surrounding area is largely residential and is characterised by semi-detached and detached properties.

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

Consent is sought for the construction of a rear single storey rear extension.

**Principle of development:**

The proposed works originally formed part of a Prior Notification application for larger home extensions which are subject to a statutory consultation period. When no objections are received following the period of consultation then the proposed works must be assessed against the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

However, one stipulation of the Prior Notification process is that when representations are received in relation to such an application then the proposed works must be assessed against national and local policies in the same manner as regular planning applications.

One representation was received in relation to this application therefore the proposal will be assessed as a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed extension will incorporate two bay windows and a set of French doors on its Western rear elevation. These windows will solely provide views into the property's rear garden and as such will not provide any new opportunities for overlooking therefore it is not considered that the proposal would compromise existing levels of privacy.

The Northern elevation of the proposed extension will be sited on the neighbouring boundary with No. 51 Riverside directly adjacent to a conservatory which contains glazing on its Southern and South-western elevations. The large majority of the conservatory's Southern and South-west elevations are screened behind a boundary fence however the smaller upper windows on these elevations more than likely benefit from a reasonable amount of daylight due to their Southward orientation.

As such, it is anticipated that construction of the proposed extension may lead to some loss of light through the upper sections of the conservatory's Southern elevations however given the amount of glazing on the conservatory's additional elevations and roof it is not considered that this loss of light would be detrimental to the overall levels of natural light received by the neighbouring residents.

Moreover, the proposed extension will incorporate a lean to style roof which will still allow some light to pass along its roof slope towards the side elevation of the neighbouring conservatory. It is also worth noting that the outward projection of the proposed extension only marginally exceeds the allowance allocated for permitted development therefore the proposed works are not considered to be an excessive addition to the original property.

Furthermore, the applicant has submitted a daylight impact assessment which shows the proposed works to be in accordance with the 45 degree rule when assessed in relation to the windows on the South-west and Western elevations of the neighbouring conservatory. As such, it is not considered that the proposed works would lead to any serious loss of light for the neighbouring residents.

**Visual Amenity:**

The proposed extension will have an eaves and roof height of 2.3 and 3.5 metres respectively making it wholly subservient to the primary dwelling and only marginally higher than the roof pitch of the existing extension.

The extension will have an outwards projection of 4.2 metres and a width of 6.7 metres which is almost double the width of the existing extension. Accordingly, the proposal will have some visual impact however the structure will be sited to the rear of the property which is predominantly screened by a boundary fence and trees therefore the overall visual impact of the proposed works will be relatively low with negligible impacts to visual amenity. Moreover, the extension is to be constructed from white render and natural slate roof tiles which will optimise visual integration with the primary dwelling.

**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 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 privacy in as much that the proposed works will not allow any new opportunities for overlooking into the adjoined neighbouring property.

The extension will be sited largely out of public view and will not be an over dominant feature therefore it is not considered that the proposed works would have any undue impact upon visual amenity.

The proposed works would more than likely lead to some loss of natural light for the neighbouring residents however this loss of light is not considered to be severe enough to warrant refusal of the proposal.

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

<b>RECOMMENDATION:</b>	That planning permission be granted.
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