

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	14/6/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

<b>Application Ref:</b>	3/2021/0429	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	12/5/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed single-storey extension to rear and side and removal of garage.
<b>Site Address/Location:</b>	35 Kenilworth Drive, Clitheroe. BB7 2QN

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Clitheroe Town Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<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>
<b>Site Description and Surrounding Area:</b>  The application relates to a semi-detached property in Clitheroe. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and is characterised by numerous semi-detached properties.

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

Consent is sought for the construction of a single storey rear and side extension and removal of the property's existing 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 extension includes two windows and a set of French doors on its South-eastern rear elevation. These will solely provide views into the property's rear garden and as such will not provide any new opportunities for overlooking.

The proposed extension will span the entire width of the property's rear elevation with its South-western elevation being sited directly adjacent to an existing single storey extension which forms part of No. 37 Kenilworth Drive.

The proposed extension will have an almost identical height and outwards projection to the neighbouring extension and will be sited to the North of this structure. Moreover, the sideward projection of the extension could lead to some overshadowing however this would only occur within the driveway of No. 33 Kenilworth Drive. Accordingly, it is not considered that the proposed works would lead to any significant loss of natural light or outlook for any neighbouring residents.

**Visual Amenity:**

The extension will have an eaves and roof height of 2.2 and 3.2 metres respectively with an outwards projection of 3.3 metres making it wholly subservient to the primary dwelling and only marginally outside the realm of permitted development.

The sideward projection of the extension will be viewable from Kenilworth Drive and such will have some visual impact however given that the large majority of the extension will be sited to the rear of the property out of public view it is not considered that the proposed works would be detrimental to 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 despite the loss of the property's garage the proposal site will still be able to accommodate off-street parking for two vehicles therefore 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 to residential amenity in as much that it will not provide any new opportunities for overlooking or adversely affect the provision of natural light or outlook for any neighbouring residents.

The proposal will have a minimal visual impact by virtue of its siting and design and as such is not considered to pose any threat to 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.