


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	2/7/2021	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	N/A	<b>Photos uploaded</b>	Y					

<b>Application Ref:</b>	3/2021/0436	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	27/5/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed single storey extension to front following demolition of existing conservatory.
<b>Site Address/Location:</b>	2 Eightacre Avenue, Sabden. BB7 9HQ

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

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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 EN2 – Landscape  
Key Statement EN5 – Heritage Assets  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DME4 – Protecting Heritage Assets  
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 a semi-detached dormer bungalow property in Sabden. The property consists of brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is largely residential and is characterised by numerous semi-detached dormer bungalow properties.

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

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

**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 lies within the Forest of Bowland Area of Outstanding Natural Beauty and is situated within the Sabden Conservation Area therefore consideration will be given towards the effect of the proposal on the visual and historic character of the surrounding area.

**Residential Amenity:**

The proposed front extension includes windows on its North-western and South-eastern side elevations and a door and window on its front North-eastern elevation. The proposed windows and door would not allow any new opportunities for overlooking into private areas in as much that all three of the extension's elevations would be largely screened behind an existing fence, hedgerow and bushes which form the outer boundary for the property's front garden.

The proposed front extension would be sited in close proximity to the common fence boundary with No. 4 Eightacre Avenue which contains two windows on its front elevation however desktop analysis shows the proposed extension to be compliant with the 45 degree test in relation to the front elevation of No. 4 Eightacre Avenue. Moreover, the extension would be single storey and predominantly screened behind a common boundary fence therefore it is not anticipated that the extension would lead to any loss of natural light or outlook for the adjoining neighbouring residents.

**Visual Amenity / Landscape:**

The front extension will have an eaves and roof height of 2.7 and 3.9 metres respectively making it wholly subservient to the height dimensions of the primary dwelling. The extension would have an outwards projection and width of 3.5 x 4.9 metres respectively and as such would comprise a relatively small footprint.

The proposed extension would be partially visible from Eightacre Avenue and in many respects extensions to the front of a main property may not always be appropriate due to their increased visual impact however in this case the extension would be set back from the main road and the large majority of the structure would be screened behind the vegetation in the property's front garden which would significantly reduce the extension's visual impact. Furthermore, it should be noted that several of the properties in the immediate area also comprise front extensions. As such, it is not considered that the proposal would have any adverse impact upon visual amenity.

The proposal lies just within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that: *'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The extension would be constructed from brickwork, concrete tiles and white UPVC windows which would match the external materials of the main property and other dwellings on Eightacre Avenue, both of which underpin the character of the surrounding landscape. Accordingly, the proposed works are considered to be

in accordance with Key Statement EN2 in as much that the proposal would not detract from or have any undue impact upon the character of the surrounding AONB landscape.

**Ecology:**

A bat survey conducted at the proposal site on 27/4/21 found no evidence of any bat related activity however a House Sparrow was seen entering and leaving a gable feature at a neighbouring property. Subsequently, the gable openings of the main property and garage in addition to the vegetation in the property's garden were all identified as offering high potential for accommodating nesting birds.

Accordingly, an additional planning condition has been implemented to ensure the protection of nesting birds in the event of any works being carried out within the breeding bird season (March-August inclusive).

**Highways:**

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the property's existing parking arrangement it is not considered that the proposal would have any undue impact upon highway safety.

**Heritage:**

The proposal site is situated within the Sabden Conservation Area. With reference to making decisions on applications for development in a conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Sabden Conservation Area Appraisal (2006) identifies the *'continuing loss of original architectural details and use of inappropriate modern materials or details'* as being the primary threat to the Sabden Conservation Area. With specific regard to external alterations, the Sabden Conservation Area Management Guidance (2006) stipulates that *'alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour.'*

Plans from the proposal indicate that all new materials will match the materials of the existing primary dwelling and surrounding properties on Eightacre Avenue. These materials include brickwork, concrete tiles and white UPVC windows.

Moreover, the surrounding residential area is a relatively modern housing development that makes little contribution to the conservation area's character therefore it is not considered that the proposed works would have any undue impact on the aesthetic character of the Sabden Conservation Area.

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

It is not considered that the proposal would have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that the proposal would have an oppressive or overbearing visual presence.

Furthermore, it is not considered that the proposal would be detrimental to the aesthetic character of the AONB landscape or conservation of Sabden's historic and architectural character.

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

**RECOMMENDATION:**

In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted.