

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0439	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/06/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:	APPROVED	

Development Description:	Proposed two storey extension to side. Resubmission of 3/2020/0348.
Site Address/Location:	Rose Cottage Sandy Bank Chipping PR3 2GA

CONSULTATIONS:	Parish/Town Council
None received.	
CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

Relevant Planning History:

3/2020/0348 - Two storey extension to side. Approved with conditions.

3/2007/0774 - Erection of single/two storey rear extension and internal alterations. Erection of porch canopy. Demolition of existing front porch and detached single garage and formation of vehicular turning space. Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is located at the end of a row of terraced stone cottages in the Forest of Bowland AONB and approximately 1.3km from the village of Chipping.

The application building has been extended previously to the rear.

Proposed Development for which consent is sought:

It is proposed to extend the property from the north-east facing gable end in the form of a two-storey extension. The proposed extension would project 3.2m from the side elevation of the existing property and would be set back from the principal elevation of the host dwelling by 300mm. It would have an eaves height to match the main dwelling and would be set down marginally from the main ridge.

The principal elevation would be faced with stone to match the existing cottage and windows would be formed with stone surrounds to match the style and proportions of the existing windows. The roof would be finished with reclaimed slate.

The side and rear elevations would be faced with K-Rend. At present the side of the property is faced with peddle dash render and the previously approved two and single storey rear extension is exposed blockwork.

Design and visual appearance:

The proposals are similar to those approved under application ref. 3/2020/0348, the only difference being a change in the roof design of the proposed extension from a dual-pitched roof with low eaves height at the rear to a projecting rear gable to provide more usable first floor space.

The proposed front elevation, including the proposed width of the side extension, its set back and materials, are identical to the previously approved scheme. It is not considered that the changes to the side and rear would result in any detrimental impact.

Neighbour Amenity:

Policy DMG1 requires that development should not adversely affect the amenities of the surrounding area. This includes the residential amenity of neighbouring occupants.

As noted above, the proposed extension would extend from the gable end of the application dwelling. There are no dwellings to the north-east as the property is the last in the terraced row. The occupants of the adjoining property to the south-west would not be impacted by the proposed extension as it would not project beyond the front or rear of the existing property such that it would be screened.

Other Considerations:

The application is accompanied by bat/barn owl survey which found no evidence of bats within the building, with roosting potential considered to be negligible. As such the proposed works are unlikely to cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats.

Conclusion:

In conclusion, the proposed development would not result in significant harm to the appearance of the host dwelling or the surrounding area nor would it cause unacceptable harm the residential amenities of adjacent neighbouring occupants. Accordingly, it is recommended that the application be approved.

RECOMMENDATION:

That planning permission be granted.