

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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	14/6/2021	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	N/A	<b>Photos uploaded</b>	Y					

<b>Application Ref:</b>	3/2021/0444	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<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>	Construction of a single storey side and rear wrap around extension with new garden wall.
<b>Site Address/Location:</b>	54 Hawthorne Place, Clitheroe. BB7 2HU

<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.	

**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:**

**3/1993/0333:**

Outline application for residential development (Refused)

**3/1996/0047:**

Demolish existing outbuildings and erect 22 no. private dwellings, associated garages and roads (reserved matters application) (Approved)

**3/1997/0311:**

Reserved matters application to erect 3/4 bed. houses. substitution of house types on plots 1-4, 6, 8-14. (Approved)

**3/1997/0503:**

Substitution of approved house types as plots 21 and 22 (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a detached property in Clitheroe. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is largely residential with an area of open countryside to the North of the proposal site.

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

Consent is sought for the construction of a single storey side and rear wrap around 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.

**Residential Amenity:**

The proposed extension includes a set of bi-folding doors and a window on its rear North-western elevation. These would solely provide views into the property's rear garden and as such would not offer any new opportunities for overlooking. The side element of the extension would incorporate a window on its South-western front elevation however this would only provide identical views to the property's existing front windows and as such would not compromise existing privacy levels.

The rear projection of the proposed extension would be sited adjacent to an existing rear extension which forms part of No. 52 Hawthorne Place. The proposed extension would not project beyond the neighbouring extension in as much that its outward projection of 4.1 metres would be almost identical to the outward projection of the neighbouring extension.

Moreover, the neighbouring extension does not contain any windows on its North-western side elevation which would be sited adjacent to the proposed extension. As such, it is not considered that the proposed works would lead to any loss of natural light or outlook for the neighbouring residents.

The side element of the extension may lead to the occurrence of overshadowing within an adjacent footpath however it is worth noting that this area already experiences a significant amount of overshadowing.

**Visual Amenity:**

The proposed extension would adjoin to the side and rear of the main property and as such will comprise a significant footprint. The side element of the extension would have some visual impact as it would be viewable from the North-eastern corner of Hawthorn Place however it is worth noting that the large majority of the extension would be sited to the rear of the property out of public view.

Moreover, it is not considered that the side and rear elements of the extension would be over dominant features in as much that they would have relatively small sideward and outward projections and modest ridge heights of 3.4 and 4 metres respectively. Furthermore, the extension will be constructed from red brick, concrete roof tiles and white UPVC windows which would further optimise visual integration with the

main property. As such, it is not considered that the proposal would have any undue impact upon 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 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 it will not provide any new opportunities for overlooking or adversely affect the provision of natural light or outlook for the neighbouring residents. The side element of the proposal would have some visual impact however it is not considered that the cumulative impact of the proposed works would be harmful 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.