


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	18/6/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0452	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	26/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed raising of roof, with part ground floor and part first floor extensions to rear.
Site Address/Location:	17 Church Close, Waddington. BB7 3HX

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
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: 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 detached property in Waddington. The property consists of red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is predominantly residential with large areas of open countryside to the periphery.

Proposed Development for which consent is sought:

Consent is sought for an increase in height to the existing property's roof with partial ground and first floor extensions to the rear.

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 proposal involves the replacement of existing ground and first floor windows on the property's front and rear elevations and the addition of a new ground floor to the property's front elevation in place of an existing garage door. The additional ground floor window and replacement windows will provide identical views to the property's existing windows therefore it is not anticipated that the proposed works would lead to any loss of privacy.

The proposed works include plans to raise the property's existing roof pitch height by 1.9 metres. The neighbouring property of No. 16 Church Close lies directly to the North of the proposal site approximately 2.5 metres away. As such, the proposed alterations may lead to some overshadowing within the South-eastern side curtilage of No. 16 however given that this side elevation does not contain any windows at the ground floor level and that the North-western roof slope of No. 17 slopes away from No. 16, it is not considered that the proposed works would have any undue impact upon the provision of natural light for the neighbouring residents.

Visual Amenity:

The proposal would result in a 1.9 metre increase to the property's existing roof pitch height. The front elevation of the property is clearly visible from Church Close and such the proposed alterations would have a moderate visual impact however it is not considered that the property's new roof pitch height would be an over dominant feature in as much that it would not exceed the roof pitch height of the neighbouring property of No. 16 Church Close. Moreover, the property's gable roof design would be retained through the proposed roof lift which in turn would keep the visual impact of the proposed alterations to a minimum.

Furthermore, it should be noted that there is considerable variance between all of the properties on Church Close in terms of their orientation, spacing and roof heights therefore the proposed works would not disrupt the existing street scene in any way.

The proposal also includes partial extensions to the rear elevation of the property at the ground and first floor levels. The proposed ground floor level extension would serve as a small infill between the property's existing dining room and bedroom to form a new sitting room to the rear of the property. The proposed first floor extension would be sited directly above the new sitting room on an identical footprint.

The footprint and cubic volume increase of the proposed works to the rear elevation of the main property would be minimal and largely screened from public view within the property's rear garden. Accordingly, it is not considered that the proposed roof lift or extensions to the rear of the property would have any adverse effect upon visual amenity.

Landscape/Ecology:

A bat survey carried out at the proposal site on 15/4/21 found no evidence of any bat related activity.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works to the property's existing front driveway would increase the property's off-street parking provision 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 the proposed alterations to the property's existing roof would not lead to any adverse effects upon privacy, natural light or outlook for any neighbouring residents.

The proposed works to the property's roof and rear elevation whilst noticeable, would merge well with the existing features of the main dwelling without having any harmful impact upon 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.