


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:	3/2021/0463	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	26/5/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed demolition of flat roof garage and replacement with a single storey extension to side.
Site Address/Location:	22 Pinder Close, Waddington, Clitheroe. BB7 3LF

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 DMG3 – Transport and Mobility
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 property in Waddington. The property consists of red brick with white render, concrete roof tiles and white UPVC doors and windows. The property is sited on a corner plot on the junction with Pinder Close and Twitter Lane in a predominantly residential area with a large expanse of open countryside to the periphery.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey side 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 two small windows on its North-western elevation and a set of French doors on its South-western elevation. The two windows would look out on to Twitter Lane towards open fields where there are no other properties while the French doors would primarily provide views into the property's side garden and towards the North-western end of Pinder Close where the nearest residential property is sited approximately 25 metres away. As such, it is not considered that the proposal would provide any new opportunities for overlooking that would compromise existing privacy levels.

The proposed extension would be sited on the footprint of the property's existing garage approximately 10 metres to the North of the nearest neighbouring property. Accordingly, it is not anticipated that the extension would lead to loss of natural light or outlook for any neighbouring residents.

Visual Amenity:

The proposed side extension would have an eaves and roof height of 2.2 and 3.5 metres respectively making it wholly subservient to the main property. The extension would have some visual impact in as much that it would be visible from Twitter Lane and Pinder Close however the extension would be a modest addition to the main property and would be sited on the footprint of the existing garage.

Moreover, the extension would be constructed from red brick with white render, concrete roof tiles and white UPVC doors and windows which would optimise visual integration with the main property. As such, it is not considered that the extension would be an over dominant or incongruous feature that would have any harmful 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 the proposed works would not lead to any loss of privacy, natural light or outlook. The proposal would be a modest addition to the existing property and would not have any adverse impact upon visual amenity.

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

RECOMMENDATION:

That planning permission be granted.