


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

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|------------------------------|-----------------|------------------------|--------------|-----------|-----------------|--|--------------|--|
| <b>Signed:</b>               | <b>Officer:</b> | BT                     | <b>Date:</b> | 15/7/2021 | <b>Manager:</b> |  | <b>Date:</b> |  |
| <b>Site Notice displayed</b> | N/A             | <b>Photos uploaded</b> | Y            |           |                 |  |              |  |

|                                    |             |  |          |
|------------------------------------|-------------|--|----------|
| <b>Application Ref:</b>            | 3/2021/0480 | <br>Ribble Valley<br>Borough Council<br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |          |
| <b>Date Inspected:</b>             | 25/1/2021   |  |          |
| <b>Officer:</b>                    | BT          |  |          |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>Decision</b>  | Approval |

|                                 |  |
|---------------------------------|--|
| <b>Development Description:</b> | Proposed two storey side and rear extension and alterations. |
| <b>Site Address/Location:</b>   | Glenburn, Whalley Road, Billington. BB7 9NW.                 |

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|---|----------------------------|
| <b>CONSULTATIONS:</b>   | <b>Parish/Town Council</b> |
| Billington and Langho Parish Council consulted on 9/6/21 – no response. |                            |

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| <b>CONSULTATIONS:</b>            | <b>Highways/Water Authority/Other Bodies</b> |
| LCC Highways have no objections. |  |

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| <b>CONSULTATIONS:</b>  | <b>Additional Representations.</b> |
| No representations have been received in respect of the application. |                                    |

**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:**

**3/2006/0523:**

Addition of dormer extension to West elevation; new balcony to South elevation; removal of existing garage and store; construction of new garage (Approved)

**3/2010/0667:**

Proposed fence (max. height 1.8m) behind the existing hedge to the front of the property and double gates to the drive (Approved)

**3/2014/0270:**

Proposed detached dwelling within the curtilage of Glenburn (Withdrawn)

**3/2014/0428:**

Proposed new detached dwelling within the residential curtilage of Glenburn (Withdrawn)

**3/2016/0311:**

Fell lime tree (Approved)

**3/2020/0005:**

Proposed two storey side and rear extension (Approved)

**3/2021/0035:**

Proposed two storey side and rear extension (Withdrawn)

**3/2021/0037:**

Proposed two storey side and rear extension and alterations. Resubmission of 3/2020/0005 (Approved)

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

The proposal relates to a detached property in Billington. The property is constructed from facing red brick and pebble dashed render, slate roof tiles and white UPVC doors and windows. The proposal site is situated within a block of detached and semi-detached house on a main road with a large area of open countryside directly to the South.

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

Consent is sought for the construction of a two-storey side and rear extension. The proposal is an amended version of a previous application which received planning approval in March 2021. The current proposal involves some minor changes to the previously approved application which include a reduction in the outward projection of the proposed rear extension by 1.2 metres with the footprint of the proposed extension sited 1.3 metres further to the East. All of the windows in the rear Southern elevation of the previously approved extension have also been removed in the current proposal.

**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 Eastern elevation of the extension includes numerous windows which would face towards the neighbouring property of Treetops. This property does not contain any windows on its side elevation and is located at a distance of approximately 12 metres away therefore the aforementioned windows would not infringe upon the privacy of the neighbouring property.

The Southern elevation of the extension does not include any windows however the proposed works include the addition of a small first floor window to the existing property which would form part of a bathroom. This window would be obscured glazed and as such would not compromise existing privacy levels.

The Western elevation of the extension includes bi-folding doors and a first floor window which would form part of a bedroom. The bi-folding doors and window would face towards the neighbouring property known as The Croft which would be located approximately 11 metres away from the proposed extension. The bi-

folding doors would look onto the neighbouring boundary fence while the first floor window would look onto the neighbouring property's side elevation in the same manner as the property's existing West facing windows. Accordingly, it is not considered that the proposed windows would allow any new opportunities for overlooking.

The Northern elevation of the extension includes a first floor bedroom window which would face towards the rear of two properties on Chapel Rise however these properties are located at a sufficient distance of approximately 30 metres away and as such would not suffer any loss of privacy as a result of the proposed development.

The Eastern elevation of the extension would be situated directly adjacent to the Western elevation of the nearest neighbouring property. This elevation does not contain any windows and as such the neighbouring residents would not suffer any loss of natural light or outlook as a result of the proposed works.

The Southern elevation of the extension would have an outward projection of 4.3 metres which would marginally project beyond the rear elevation of the neighbouring property to the West however the extension would be located approximately 11 metres away from the boundary fence which would ensure that the neighbouring residents do not experience any overshadowing effects or loss of outlook as a result of the proposed works.

#### **Visual Amenity:**

The proposal would be subservient to the primary dwelling in terms of height in as much that its eaves and roof height would not exceed those on the main property. The extension would be constructed from facing brick, slate tiles and white UPVC doors and windows which would further aid visual integration with the existing property.

The proposal would double the size of the existing property and as such is considered to be significant in terms of scale. However, it is not considered that the proposal would have any significant impact upon visual amenity in as much that only half of the extension would be viewable in the public realm to motorists and pedestrians travelling Westwards along Whalley Road.

The proposal would be viewable from the neighbouring properties of Painter Wood and The Croft however it is not considered that its presence would have any undue impact upon the visual amenity of the neighbouring residents.

#### **Landscape/Ecology:**

A bat survey conducted at the proposal site on 2/1/20 found no evidence of any bat related activity. This survey was recently reviewed by the Council's Countryside officer who has since deemed the survey to be sufficient for the purposes of supporting the current application.

#### **Highways:**

LCC Highways were consulted in relation to the previously approved proposal on 9/1/21. A response was subsequently received on 9/2/21 with no objections to the proposed works. The current proposal would not affect the existing parking arrangement on site therefore it is not considered that the proposed works would have any undue impact upon highway safety.

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

The proposal does not raise any concerns with regards to residential amenity in as much that the proposed works would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.

The proposed development is significant in terms of size however its impact upon visual amenity would be minimal by virtue of its relatively screened location. Moreover, the proposal is an almost identical resubmission of an application that was previously granted planning permission in March 2021.

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.