


| Report to be read in conjunction with the Decision Notice. | | | | | | | | |
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| Signed: | Officer: | BT | Date: | 15/7/2021 | Manager: | | Date: | |
| Site Notice displayed | N/A | Photos uploaded | Y | | | | | |

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| Application Ref: | 3/2021/0496 |  Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk | |
| Date Inspected: | 10/6/2021 | | |
| Officer: | BT | | |
| DELEGATED ITEM FILE REPORT: | | Decision | Refusal |

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| Development Description: | Proposed rear extension and alteration to roof to include dormers. |
| Site Address/Location: | 21 Knowsley Road, Wilpshire. BB1 9PX |

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| CONSULTATIONS: | Parish/Town Council |
| Wilpshire / Ramsgreave Parish Council consulted on 8/6/21 – no response | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| RVBC Countryside Officer consulted by email on 8/6/21 – no response | |

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| CONSULTATIONS: | Additional Representations. |
| <p>One objection has been received in respect to the application. These objections are summarised as:</p> <ul style="list-style-type: none"> • Impact of the proposal upon visual amenity <p>The above objection is addressed in the corresponding section of the report further below.</p> | |

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| RELEVANT POLICIES AND SITE PLANNING HISTORY: |
| <p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Key Statement EN1 – Green Belt Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DMH5 – Residential and Curtilage Extensions</p> <p>NPPF</p> |
| <p>Relevant Planning History:</p> <p>No recent planning history relevant to the determination of the application.</p> |

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

The application relates to a detached property in Wiltshire. The property is constructed from red brick, slate roof tiles and white UPVC doors and windows. The surrounding area is residential with a large area of Green Belt directly to the West.

Proposed Development for which consent is sought:

Consent is sought for the construction of a rear extension, side dormer windows and numerous alterations to the property's existing roof.

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. The proposal site is partially situated in the designated Green Belt. National planning legislation places considerable emphasis on the protection of greenbelt land with the primary aim of keeping green belt areas open wherever possible.

Green Belt areas are assigned optimum levels of protection from all types of development. The NPPF states that development proposals in Green Belt areas should be regarded as unacceptable unless they fall within the definition of specific exceptions which are detailed in para 145 of the NPPF. With specific regard to building alterations and extensions, paragraph 145, part C of the NPPF states that:

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Moreover, Key Statement EN1 of the Ribble Valley Core Strategy states that *'the overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment.'*

There are no specific definitions within the NPPF framework or RVBC Core strategy in relation to what constitutes 'disproportionate' and 'inappropriate encroachment' however the generally accepted approach is for an assessment on the increased footprint and volume that the development would create.

Analysis shows that the proposed works would amount to a fairly significant increase in cubic volume on the original property however it is worth noting that the footprint of the existing property would remain unaltered through the proposed works. Accordingly, it is not considered that the cumulative impacts of the proposed works would in any way constrain the existing openness of the surrounding Green Belt area.

Residential Amenity:

The proposal would incorporate several new windows including two dormer windows to each of the property's side elevations and a rear first floor window.

The proposed rear first floor window would face towards No. 21a Knowsley Road which contains windows on its South-eastern elevation however given that this property is located approximately 20 metres away it is not considered that the window would compromise the privacy of the neighbouring residents.

The proposed dormer windows on the property's North-eastern side elevation would face towards the first floor windows of residential properties on Pettyfoot Bridge however given that these properties are located approximately 20 metres away it is not anticipated that the dormers would compromise existing privacy levels. Furthermore, the dormers would be partially screened behind existing vegetation within the

property's garden which in turn would reduce new opportunities for overlooking towards the properties opposite.

The proposed dormer windows on the property's North-eastern side elevation would primarily allow views towards the open fields which form part of the adjoining Green Belt. The gable end of No. 17 Knowsley Road would be viewable from the dormer windows however this elevation is already viewable from the property's side curtilage and ground floor windows therefore the dormers would not offer any new opportunities for overlooking.

The proposed roof lift and associated works to the existing property would more than likely lead to some additional overshadowing within the property's rear curtilage however given that the nearest properties to the proposal site are located 20 metres away it is not anticipated that the proposed works would have any adverse impact upon natural light or outlook for any neighbouring residents.

Visual Amenity:

The proposal involves a number of significant additions and alterations to the existing property which include the addition of four large dormer windows to the property's side elevations and a hip to gable roof conversion which would increase the height of the property's existing roof pitch by 1.6 metres (5.2 feet). The proposal would also incorporate vertical columns of extensive glazing and cladding to the property's front and South-western side elevations.

The existing property is clearly viewable from Knowsley Road and most of the other properties which surround it therefore the cumulative visual impact of the proposed works described above would be significant. Moreover, cladding, extensive glazing and oversized dormer windows are not typical features of the properties which comprise the surrounding area therefore it is considered that the proposed works would be an anomalous addition to the existing street scene.

Furthermore, the proposed column of glazing to the property's South Western side elevation would exceed the height of the proposed side dormer windows which in turn would result in visual imbalance between the property's side elevations when viewed from the South-east.

Policy DMG1 of the Ribble Valley Core Strategy states that all development must '*be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style*' and '*not adversely affect the amenities of the surrounding area*' however given the scale, massing, external appearance and public visibility of the proposal it is considered that the proposed works would be an over dominant and anomalous addition to the existing property and surrounding pattern of development that would ultimately be harmful to visual amenity and contrary to the aims of the above policy.

Landscape/Ecology:

A bat survey conducted at the proposal site on 18/5/21 found no evidence of any bat related activity however the main property, nesting boxes and garden vegetation were all identified as offering high potential for accommodating nesting birds.

Accordingly, additional planning conditions would need to be implemented in the event of any future planning consents being granted to ensure the protection of nesting birds in the event of any works being carried out within the breeding bird season (March-August inclusive).

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the loss of two off-street parking spaces through the proposed internal alterations to the property's existing garage would not

affect the property's existing parking arrangement in as much that the property's rear curtilage would still provide sufficient off-street parking for several vehicles. As such, it is not considered that the proposed works would lead to any adverse 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 of the neighbouring residents.

However, the proposal does raise some significant concerns in relation to visual amenity in as much that it is considered that the cumulative visual impact of the proposed works would have a detrimental impact upon the visual amenity of the locality.

It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

RECOMMENDATION:

That planning permission be refused for the following reason:

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| 01 | The proposal is considered to be in conflict with policies DMG1 and DMH5 of the Ribble Valley Core Strategy in as much that the proposal would be a disproportionate, over dominant, and unsympathetic addition to the original property and existing pattern of housing by virtue of its scale, design, siting and adverse impact upon visual amenity. |
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