


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

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>		<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0503	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	07/06/21		
<b>Officer:</b>	RB		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVAL</b>

<b>Development Description:</b>	Demolition of existing single storey extension and glazed entrance porch. Erection of single storey rear extension and entrance porch. Resubmission of approved consent 3/2020/0768
<b>Site Address/Location:</b>	19 Bleasdale Avenue, Clitheroe, BB7 2PF

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of proposed development	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

**DMG1:** General Considerations

**DMH5:** Residential and Curtilage Extensions

**Relevant Planning History:**

3/2020/0768- Proposed demolition of the existing single storey extension and glazed entrance porch, erection of a single storey wrap-around extension and new entrance porch- Approved with Conditions

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Location:**

The application site is a detached dwelling located within Clitheroe. The site is in no designated areas of interest. The property has consent for a single storey wrap around extension and works to the porch.

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

Consent is sought for a single storey extension to the rear of the dwelling following demolition of an existing single storey conservatory to the rear. The rear extension will project beyond the rear wall by 3.3 metres measuring 10.1 metres in width. The extension will have a hipped roof measuring 2.58m at the eaves and 3.3m at the highest point.

Consent is also sought to replace the existing entrance porch with a new entrance porch with a larger footprint. The new porch will have an additional width of 353mm and will have a hipped roof, the hipped roof will extend over the porch connecting to the lean-to roof over the living room bay window.

**Residential Amenity:**

The neighbour to the north east is no 17 Bleasdale Avenue. This neighbour benefits from a detached single detached within the rear garden area and as the rear extension will be sited adjacent to this garage the development would have limited impact on this neighbour.

The proposed works to the front of the dwelling will have minimal impact on the adjacent neighbouring due to the nature of the works creating a minimal footprint increase.

**Visual Amenity:**

Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style, features and building materials.

The application proposes works to the existing entrance porch and a single storey extension to the rear. The rear extension will have a hipped roof matching in height to the existing hipped roof garage extension to the north of the dwelling and will be constructing in materials matching the main dwelling and will therefore remain subservient to the application dwelling. The extension is to the rear of the house and therefore would not be visible on approach from the nearest highway. As such the extension would have minimal impact on the visual amenity of the area.

The proposed works to the front porch encloses a small gap between two existing forward projecting single storey sections on the front of the property. The extension would create a continuous roof slope across the front of the property linking these two sections. It is considered that the extension would have minimal impact on the visual amenity of the area due to the minimal footprint increase.

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

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

**RECOMMENDATION:**

That planning consent be granted