

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

<b>Application Ref:</b>	3/2021/0508	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	14/06/21	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey rear extension and two dormer windows to rear.
<b>Site Address/Location:</b>	4 Loach Field Close, Hurst Green, BB7 9ZF

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received within consultation period.	
<b>LCC HIGHWAYS:</b>	
N/A	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None received within consultation period.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations  
Policy DMH5 – Residential & Curtilage Extensions  
Policy DME2 – Landscape & Townscape Protection

**Relevant Planning History:**

None relevant

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site relates to a recently erected detached dwelling located within the housing development known as The Warren. The application property benefits from a detached garage and driveway to the side with a private garden to the rear. To the rear boundary of the site the area is open fields.

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

Consent is sought for the erection of a single storey rear extension. The extension has a rearward projection of 4m and measure 8.5m in width. The extension will have a flat roof measuring 3.4m at the highest point. A glazed roof lanterned is proposed to be centred within the roof. The extension will be faced with render with upvc windows to match the main dwelling.

Consent is also sought for the erection two dormers to the rear of the property. The individuals

dormers measure 0.9m by 1.5 and project beyond the roof slope by 2m.

**Impact Upon Residential Amenity:**

There are two neighbours with the potential to be affected by the development. The neighbour to the west is no 6 Loach Field Close and neighbour to the east is no 10 Jumbles View. Both neighbours share a boundary with the application site. When assessed against the 45 degree rule the 4m rear extension would not result in the loss of light to either of these neighbours. The proposed dormers to the rear would overlook a field therefore the dormers would not result in the loss of privacy to either neighbour.

**Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. This policy also states that development will be expected to be keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. NPPF paragraph 171 says that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these matters’.

The application property is a newly erected dwelling within a new housing site known as The Warren. The properties on the development site are all a similar style but do differ slightly. The dormer windows have been amended as they were originally submitted to have a flat roof dormer between linking the two pitched roof dormers. It was considered that the dormer would result in an incongruous feature that would be harmful to the visual amenity of the area. The proposed dormers as amended whilst not found on this house type would have an acceptable impact on the visual amenity of the area as they do not dominate the rear roof slope and dormers are present on other properties in the immediate area.

The proposed rear extension will remain subservient to the main house as it has been reduced to having a rearward projection of 4m and is single storey. The rear of the property is visible from views to the north of the site however due to the topography of the land only the roof of the extension would be visible. As such the design and use of glazing to the rear is considered to have limited impact on the visual amenity of the AONB.

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

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact. I therefore recommend accordingly.

**RECOMMENDATION:**

That planning consent be granted.