

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

<b>Application Ref:</b>	3/2021/0510	 <div>Ribble Valley Borough Council</div> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	10/6/2021		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Proposed erection of a single storey lean-to extension.
<b>Site Address/Location:</b>	1 Brookes Lane, Whalley. BB7 9RG

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Whalley Parish Council have no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME4 – Protecting Heritage Assets Policy DMH5 – Residential and Curtilage Extensions  <b>NPPF</b>
<b>Relevant Planning History:</b>  <b>3/2018/0938:</b> Application for a single storey rear extension. Take down store at rear and replace rear timber fence with a stone wall to match the existing side wall (Approved)

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>

The application relates to a semi-detached dormer bungalow property in Whalley. The property consists of stone and brick, slate roof tiles and UPVC / timber doors and windows. The proposal site is situated in a residential area close to Whalley town centre.

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

Consent is sought for the construction of a single storey lean-to 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. The proposal site is situated within the Whalley Conservation Area therefore consideration will be given towards the effect of the proposal on the historic character of the surrounding area.

**Residential Amenity:**

The proposed extension includes a set of bi-folding doors and a window both of which would solely provide views into the property's rear garden therefore it is not considered that the proposal would provide any new opportunities for overlooking.

The extension would be sited on the Western side of the rear outrigger which forms part of No. 3 Brookes Lane. The Western elevation of the neighbouring outrigger does not contain any windows therefore the extension would not lead to any loss of natural light or outlook for the neighbouring residents.

**Visual Amenity:**

The lean-to extension would have an eaves and roof height of 2.1 and 3.3 metres respectively making it wholly subservient to the height dimensions of the primary dwelling. The extension would have an outwards projection and width of 3.9 x 1.6 metres respectively and as such would comprise a small footprint. The extension would be sited to the rear of the property out of public view therefore its visual impact would be negligible.

**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 would not affect the property's existing parking arrangement it is not considered that the proposal would have any undue impact upon highway safety.

**Heritage:**

The proposal site is situated within the Whalley Conservation Area. With reference to making decisions on applications for development in a conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Whalley Conservation Area Appraisal (2005) identifies the '*continuing loss of original architectural details and use of inappropriate modern materials or details*' as being the primary threat to the Whalley Conservation Area. The extension would be constructed from brick and slate roof tiles which would allow optimal visual integration with the external features of the main property. Accordingly, it is not considered that the proposal would have any adverse impact upon on the aesthetic character of the Whalley Conservation Area.

**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 extension would be a modest addition to the existing property that would integrate well with the existing features of the main dwelling without any adverse impacts upon visual amenity.

Furthermore, it is not considered that the proposal would have any undue impact upon Whalley's historic character.

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

**RECOMMENDATION:**

In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted.