


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0527	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/06/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed single storey rear extension to rear of attached garage to link to existing rear extension.
Site Address/Location:	29 Moorland Avenue, Clitheroe, BB7 4PX

CONSULTATIONS:	Parish/Town Council
No comments received within consultation period	

Consultations	Highways/Water Authority/Other Bodies
N/A	
Consultations	Additional Representations.
None received within consultation period	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMH5 – Residential & Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: None
ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates detached dwelling located within Clitheroe. The application property benefits from a pitch roof garage to the side, driveway to the front and a private garden to the rear.
Proposed Development for which consent is sought: Consent is sought for the erection of a single storey flat roof extension to the rear of the attached garage. The extension will project rearwards of the garage by 6.1m extending approximately 2.9m of the rear wall. The extension has a width of 2.7m but will also link to the conservatory that extends the full width of the house. The extension will have a flat roof measuring 2.5m in height. Centred within the roof, a roof lantern is proposed taking the maximum height to approximately 3m.
Impact Upon Residential Amenity: The application property is a detached dwelling, and the works relate to the rear of the garage to the north west corner of the property. Therefore, the only neighbour with the potential to be affected by the development is the neighbour to the west, no 27 Moorland Avenue. The proposed extension

would extend along the side boundary of this neighbour by 6.1m and the extension will have a flat roof measuring 2.5m in height. This neighbour does not benefit from any windows along its side elevation that would be impacted by the proposed extension. The extension would project beyond the rear wall of the main house by approximately 2.85m. This section of the proposed extension would be sited adjacent to the neighbour's conservatory. The extension does not propose to extend any further rearwards than this conservatory therefore the development would have minimal impact on loss of light to the conservatory.

High level windows are proposed in the side elevation facing this neighbour. As they are high level windows there would be no overlooking/ loss of privacy to this neighbour's garden area.

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.

The proposed development relates to the northwest corner of the property to the rear of the attached garage on the side of the property. As the height of the garage exceeds the height of the proposed extension, it means that the extension would not be visible from the nearest highway. As such the impact on the visual amenity of the area is minimal.

The extension would not extend any further sideward than the garage or any further rearward than the existing single storey extension. The proposed building materials would match those found on the main dwelling. As such the development is considered to remain subservient to the main dwelling.

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.