

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				

Application Ref:	3/2021/0531	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/6/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		Decision Approval

Development Description:	Existing conservatory to be demolished and replaced with a single storey pitched roofed extension. Existing windows to be replaced and building to be rendered.
Site Address/Location:	5 Carter Fold, Mellor. BB2 7ER

CONSULTATIONS:	Parish/Town Council
Mellor Parish Council have no objections.	

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

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage Extensions
NPPF

Relevant Planning History:
3/1994/0071: Bedroom and kitchen extension and re-position existing garage (Approved)
3/1998/0819: Erect rear conservatory (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached bungalow property in Mellor. The property consists of red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and comprises a mixture of detached and semi-detached bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear 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.

Residential Amenity:

The proposed extension includes a set of French doors and two windows on its Western side elevation and two windows on its Southern side elevation. The windows and doors of the proposed extension would allow identical views to the windows and doors which formed part of the original conservatory extension therefore it is not considered that the proposal would compromise existing privacy levels.

The extension would be sited close to the common boundary with No. 3 Carter Fold however the extension would be predominantly sited on the footprint of the original conservatory with only a minor increase in outward projection of just 0.8 metres taking the original outward projection from 4.4 to 5.2 metres.

The extension would incorporate a gable roof design that would be slightly higher than the flat roof pitch of the original conservatory however the Eastern plane of the proposed gable roof would lean away from the rear elevation of No. 3 Carter Fold which would significantly reduce any potential overshadowing.

Moreover, the properties known as 1-9 Carter Fold all have South facing rear elevations therefore it is not anticipated that the extension would lead to any loss of natural light or outlook for any neighbouring residents.

Visual Amenity:

The eaves and roof pitch of the extension would merge with the eaves and roof pitch of the main property which in turn would facilitate visual integration between the extension and main dwelling. The proposal would be partially visible from the rear elevations of No. 3 and No. 7 Carter Fold and as such the proposed works would have some visual impact however given that the extension would be sited on the footprint of the original conservatory and largely screened within the property's rear garden it is not considered that the proposal would have any undue impact upon visual amenity.

Moreover, the proposal includes plans to incorporate off-white render and grey UPVC doors and windows to the existing dwelling and proposed extension which in turn would allow optimal visual integration between the proposed works and main property.

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.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation 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 sited out of the public realm and would merge well with the existing property without having any undue impact upon visual amenity.

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

RECOMMENDATION:	That planning permission be granted.
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