

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0552	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/06/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed first floor rear extension. Resubmission of 3/2020/1077
Site Address/Location:	11 Mellor Brook, Mellor Brook, BB2 7PH

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
None received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMH5 – Residential & Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a mid-terrace dwelling located in Mellor. The application property benefits from a private garden area to the rear.

Proposed Development for which consent is sought:

Consent is sought for the erection of a first-floor extension to the rear of the property. The first-floor extension will extend off the eaves of the existing property to form a south facing gable. The extension will project off the roof at first floor by 3m measuring 2.9m in width. The eaves of the new gable will measure at approximately 4.2m from ground level and approximately 5.3m at the ridge when measured from ground level. A rooflight is proposed on the east roof slope.

The application is a resubmission of a previously refused application ref 3/2020/1077.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 states that “development must not adversely affect the amenities of the surrounding area and provide adequate day lighting and privacy distances”.

The development site is a mid-terrace dwelling therefore the attached neighbours have the potential to be affected by the development. Due to the solar orientation of the properties the neighbour to the west of the development would not be significantly affected by the first-floor extension in terms of loss of light. The existing first floor window on the side of this neighbour does not serve a habitable room therefore any loss of light to this window would not warrant refusal of the application. The neighbour to the east may be affected by the development as it would create some loss of light when compared to the existing situation however due to the main bulk of the extension not projecting any further rearwards than the rear of the main dwelling the loss of light would mainly relate to the roof of the adjacent neighbour at no 9.

The development was previously refused as it was considered that the balcony proposed on the rear elevation would result in a detrimental loss of privacy to no 9 and 13 Mellor Brook and 4 and 5 Woodfold Close. The resubmitted proposal has removed this balcony and a single roof light is proposed in the east roof slope. This roof light would not result in any loss of privacy to the neighbouring dwellings. As such the revised proposal shares an acceptable relationship with the neighbours.

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 as well as scale, massing, style, features and building materials”.

The application site is a terrace dwelling located within Mellor. The property benefits from a private garden area to the rear. The rear elevation is not visible from the public highway.

The adjacent dwelling at no 9 benefits from a first-floor extension that forms a south facing gable that is of a similar design to the proposed development. Therefore, the extension would not appear of character in the area and would partially screen an existing first floor extension that has a Skillion roof. The partial screening of the Skillion roof would be considered a benefit to the visual amenity of the area. The proposed first floor extension would remain subservient to the main roof at the ridge of the gable is set significantly lower than the ridge of the terrace row and the eaves match the eaves of the two-storey element of the property (front).

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