

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	RB	Date:	05.08.2021	Manager:	NH	Date:	05.08.2021
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Application Ref: 3/2021/0066

Date Inspected: 12/04/21

Officer: RB



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Proposed formation of balconies to rear.

Site Address/Location: Staveley, West Lane, Worston, BB7 1QA

CONSULTATIONS: Parish/Town Council

No comments received within consultation period.

CONSULTATIONS: Highways/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

One additional letter of representation has been received from a neighbouring property the comments are as follows:

- Balconies would allow overlooking to bedrooms and bathroom
- Balcony would overlook garden area

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)
Planning (Listed Buildings and Conservation Areas) Act 1990

Relevant Planning History:

3/2005/0316- Proposed first floor extension to provide new bedroom with balcony and new bathroom-
Approved with Conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached dwelling located within the settlement of Worston. The village of Worston is a designated Conservation Area. The application property benefits from a driveway to the

front with a private garden area to the rear.

Proposed Development for which consent is sought:

Consent is sought for the use of the two existing single storey flat roof extensions at the rear of the property as balconies with proposed balustrades. The proposed balcony sited above the dining room will measure 1.5m by 3.6m and will have a max height of 4.5m including the 1.8m high obscured screen on the side between the application dwelling and attached neighbour. The balcony proposed to extend above the kitchen will measure 1.4m by 3.6m and will measure 4m in max height including the 1.1m high balustrade.

Residential Amenity:

The application property has an attached neighbour to the south and a neighbour to the north that both have the potential to be affected by the proposed development.

The attached neighbour known as Beconhurst benefits from an existing single storey extension that is sited adjacent to the proposed balcony. Therefore, the proposed balcony would not directly overlook the garden area of this neighbour. On the rear elevation of this neighbour there is a window serving a bedroom and a window serving a bathroom. Neither of these windows are obscurely glazed. As such the proposed balcony could potentially allow overlooking into these rooms therefore it was requested that a 1.8m obscurely glazed privacy screen be shown to ensure that these rooms can not be overlooked from the balcony. The proposed screen would not result in any loss of outlook or light to the bedroom when compared with the existing situation. Amended plans were submitted showing the above therefore it is considered that the amended development has an acceptable impact on the neighbour.

The neighbour to the north known as Hall Croft has the potential to be overlooked by both balconies. This neighbour is screened by a mix of hedging and trees which is within their curtilage and as such control the future continued retention of the feature, because of this the proposed balconies would not allow any overlooking of the garden area or rear elevation of this neighbour. Additionally the balcony nearest to this neighbour already has consent.

Impact on Visual Amenity and Character/appearance of Conservations Area:

The property is located within the Worston conservation area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention is to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Furthermore, Policy DME4 states *'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.'*

In this case the proposed balconies would not harm the streetscene or the surrounding area as the works relate to the rear of the application dwelling. The proposed balustrades would match the existing balustrade around the decking area and are therefore in keeping with the existing dwelling. As such, it is considered that the development would accord with Core Strategy Policy DMG1 and Policy DME4.

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.
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