

Report to be read in conjunction with the Decision Notice.

Signed: **Officer:** BT **Date:** 1/9/2021 **Manager:** NH **Date:** 01/09/2021

Site Notice displayed N/A **Photos uploaded** COVID 19

Application Ref: 3/2021/0715

Date Inspected: N/A

Officer: BT



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision **Approval**

Development Description: Certificate of Lawfulness for proposed dormer roof extension to provide bedroom accommodation, formation of open-plan kitchen-diner to rear.

Site Address/Location: 20 Mayfair Crescent, Wilpshire. BB1 9PY

CONSULTATIONS: Parish / Town Council

N/A

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways: N/A

CONSULTATIONS: Additional Representations.

N/A

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

N/A

Relevant Planning History:

No recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached bungalow property in Wilpshire. The property is constructed from red brick, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and is characterised by numerous semi-detached bungalow properties. The property is not situated within a conservation area or the AONB and still benefits from permitted development rights.

Proposed Development for which consent is sought:

This is an application for a Certificate of Lawfulness for a rear dormer extension.