



Appeal Decision

Site visit made on 14 November 2012

by N M McGurk BSC (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 November 2012

Appeal Ref: APP/T2350/D/12/2184221

2 Blackburn Road, Ribchester, Preston, PR3 3YP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Kenrick against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2012/0584, dated 28 June 2012, was refused by notice 23 August 2012.
 - The development proposed is described as 'rear extensions and alterations to existing dwelling.'
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Decision

1. The appeal is allowed and planning permission is granted for rear extensions and alterations to existing dwelling at 2 Blackburn Road, Ribchester, Preston, PR3 3YP in accordance with the terms of the application, Ref 3/2012/0584, dated 23 August 2012, subject to the conditions set out in the attached schedule.

Procedural Matters

2. In their submission, the appellants raised a number of issues relating to what, in their view, demonstrated a lack of due care by the Council. This is a matter between the appellants and the Council. I have reached my decision below on the basis of the relevant planning evidence set out before me.
3. On 27 March 2012 the government published the National Planning Policy Framework ("the Framework"), which replaced most extant national Planning Policy Statements and Guidance with immediate effect. The parties were given the opportunity to make any representations as to its impact in their respective cases and its provisions have informed my determination of this appeal.

Main Issue

4. The main issue in this case is the effect of the proposed development on the character and appearance of the Ribchester Conservation Area.
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Reasons

5. The appeal property is a two storey attached dwelling located on Blackburn Road, opposite the car park to the Black Bull pub, within the Ribchester Conservation Area. The significance of the Conservation Area, which consists of the village core, derives, in part, from rows of handloom weavers' cottages, many of which were built in the late eighteenth century, or adapted from existing houses. This has led to the development of relatively narrow streets, creating intimate, rather than distant views, along with intimate juxtapositions, whereby houses often look onto one another at varying angles.
6. Whilst there is nothing before me to demonstrate that No. 2 Blackburn Road was a handloom weaver's cottage, Blackburn Road in this location forms a relatively narrow, closely developed street, with period properties built to the edge of pavement. As such, there are few opportunities for views to the area behind the houses and in the case of the appeal property, only the front and part of one side of the house is clearly visible from the street. The front of No. 2 is largely in its original form and consequently, it appears as an attractive, modest, period dwelling, to the benefit of this part of the Conservation Area.
7. It is proposed to construct a two storey rear extension, with a single storey lean-to extension adjacent. Rather than subsume and dominate the rear elevation, as suggested by the Council, I find that this would replace a rather cluttered arrangement - including an existing, dilapidated lean-to - with a simple and effective extension, in keeping with the host property. The proposed ridge height and materials would match that of the existing roof and the proposed building line would not extend any closer to the long garden to the rear. The proposed development would be largely invisible from Blackburn Road and subject to the type of glazing used in the proposed roof light, the Council has not raised any concerns relating to its impact on neighbours.
8. During my site visit, I noted that the rear of many dwellings were visible from the rear of the appeal property, including those of a number of properties which backed directly onto its garden. I noted that the type and form of these dwellings was wide-ranging and that there was no uniformity of massing, materials or fenestration, including solid to void glazing ratios. Consequently, there is nothing within the proposal that would be out of keeping with the area to the rear of No. 2. Furthermore, I consider that the proposed rooflights, bi-folding doors and quantum of glazing proposed, would create a light and attractive internal environment, whilst the proposed development as a whole would improve the rather dilapidated appearance of the rear of the property.
9. I find that the proposed development would enhance the roof of the building. During my site visit, I noted that the roof was in a state of disrepair, to the detriment of the character and appearance of the area. The proposed slate roof would be in keeping with those of neighbouring properties and there is nothing before me to demonstrate that the removal of the dilapidated area of stone flag roofing would dilute the significance of the Conservation Area, as suggested by the Council.
10. The proposed white slobbered render would be intended to replicate local vernacular. I note above that the proposed extension would be largely hidden

from public views from Blackburn Road. Furthermore, I noted during my site visit that the rear elevations of adjacent properties were largely white in colour and that other neighbouring properties visible from the rear of No. 2, were rendered in a wide variety of finishes or were not rendered at all. As such, whether or not the proposed render would result in the same finish as slobbering over random stone, I consider that it would present a finished effect that would be in keeping with the character of the area.

11. During my site visit, I noted that a wide range of materials for windows and doors, including UPVC windows, was common to the area. In this regard, there is nothing that leads me to agree with the Council's assertion that the proposed development would 'further detract' from the character of area, due to the proposed use of UPVC and aluminium materials.
12. Taking the above into account, I find that the proposed development would not harm, but would preserve the character and appearance of Ribchester Conservation Area. I also consider that it would make the positive contribution to local character and distinctiveness desired by paragraph 131 of the National Planning Policy Framework. Consequently, the proposal would conform with Local Plan¹ policies G1, ENV16 and H10, and the Council's SPG², which together, amongst other things, seek to protect local character.

Other Matters

13. There would be no loss of light to neighbouring occupiers, nor any direct overlooking. The Highways Authority is satisfied that the proposal provides for adequate parking provision and I note that a protected species survey has been undertaken, and that, subject to mitigation measures, the proposal could be carried out without harm to bats.

Conditions

14. I have considered the conditions suggested by the Council against the advice in Circular 11/95. A condition referring to all of the relevant plans is necessary for the avoidance of doubt and in the interest of proper planning.
15. A condition requiring the external materials to be those specified, or otherwise to be approved by the Council, is necessary to ensure a satisfactory appearance. A condition is necessary to require the development to be carried out in accord with the protected species survey, to ensure that there are no adverse effects on the bat population. In the interest of protecting the future privacy of neighbours, I agree that a condition is necessary to prevent any doors, windows or openings from being created, other than as shown on the approved plans; and that a further condition is necessary, requiring the roof light on the North East elevation of the extension to be obscure glazed.

¹ Ribble Valley Districtwide Local Plan Adopted June 1998, Saved September 2007.

² Supplementary Planning Guidance. Planning Policy Note and Design Guidance. Extensions and Alterations to Dwellings. One of a series of Guidance Notes produced by Ribble Valley Borough Council. Version 1. Adopted September 2000.

Conclusion

16. For the reasons given above, I conclude that the appeal should succeed.

N M McGurk

INSPECTOR

**Schedule of Conditions attached to
Appeal Decision APP/T2350/D/12/2184221
2 Blackburn Road, Ribchester, Preston, PR3 3YP**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 10 – Existing and Proposed Plans and Elevations.
- 3) The external materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out only in accordance with the approved details.
- 4) Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in strict accordance with the actions, methods and timings included in the mitigation notes attached to the protected species survey submitted with the application dated 28 June 2012. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows or any other openings (other than those expressly allowed in this permission) shall be created in the extension hereby approved, without the formal written permission of the Local Planning Authority.
- 6) The roof light on the North East elevation of the extension, as shown on the North East return, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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