
Appendix
Application NO: 3/2020/0595

Applicant Name – Mr Trevor Moore

Agent Name – Mr Ian Wilson

Site Address – 88 Fairfield Drive, Clitheroe, Lancashire, BB7 2LL

Development Proposed – Two story side extension and an extension to existing rear dormer and proposed dormer to front.

Date Received – 20/08/2020

Decision Date – 20 October 2020

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Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Officer:	HM	Direct Tel:	01200 414 500	Council Offices Church Walk Clitheroe Lancashire BB7 2RA
Email:	Harriet.Mccartney@ribblevalley.gov.uk			
Our Ref:	RV/2020/ENQ/00061			
Proposal:	Side extension, installation of front dormer, extension of rear dormer.			
Location	88 Fairfield Drive Clitheroe BB7 2PS			
Date of site visit	~			
Date:	July 2020			

Pre-Application Enquiry Response

Dear Mr Wilson,

I write further to your submission of a request for pre-application advice at 88 Fairfield Drive and further to our phone call on Friday 24th July. The enquiry seeks the Council's views on the proposed 2 storey side extension, rendering of the dwelling, use of grey upvc, extension to rear dormer, proposed new front dormer.

Relevant Core Strategy Policies:

- **DMG1 – General Considerations**
- **DMG2 – Strategic Considerations**
- **DMH5 – Residential and Curtilage Extensions**

National Planning Policy Framework (NPPF)

Principle of Development:

Accounting for the requirements of Policies DMG1 and DMH5, the extension of alteration of an existing dwelling within a defined settlement is acceptable in principle, subject to an assessment of design, impact on residential amenity and any associated highway safety issues.

Design:

2 / 1.5 Storey Side Extension

The proposed side extension leads off the existing front elevation and ridge line. While the proposed extension could be considered overly large and could possibly result in an unbalancing of the pair of semi-detached dwellings, the principle and design of the proposal is not considered to be of any significant negative impact at this stage. The moving of the front door and installation of a matching window would be considered to add symmetry the host property.

Render and Materials

While there are examples of render in the area the host property and adjoining neighbour do not currently benefit from this material both being of red brick construction. It is my opinion that the introduction of render is not considered to result in a significant negative impact on the visual amenity or character of the area, but it would be more preferable too include a brick plinth around the base as seen on dwellings within the immediate area. The use of Grey upvc and cladding is not considered to result in any significant negative impact on the visual amenity or character of the area.

Rear Dormer Extension

The proposed rear dormer extension is considered to be acceptable and in keeping with the character of the area.

Front Dormer

The proposed front dormer is not a common feature within the locality and it is considered that this addition would be incongruous and out of character. The use of roof lights in its place would be considered acceptable.

Residential Amenity:

Due to the location of the application property on the corner of Fairfield Drive and Fairfield Close, and with mind to the existing development on site, the proposed dormer, dormer extension and 2 storey side extension are unlikely to result in any significant negative impact on the residential amenity of the adjoining neighbouring dwelling, or any neighbouring occupier within the locality.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage. The below link is to the Council's recently adopted Validation checklist.

https://www.ribbonvalley.gov.uk/downloads/file/12209/draft_validation_checklist_march_2019

Conclusion:

Based on the supporting information and subject to the amendments suggested it is not considered that the proposed development would result in any significant negative impact on the visual amenity or residential amenity of the area.

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Location Plan
- Full Plans and Elevations (proposed and Existing- too scale)
- Site Plan (detailing available parking- too scale)
- Bat Survey

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters and drainage matters. You should contact the County Council directly to discuss any such issues -

<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

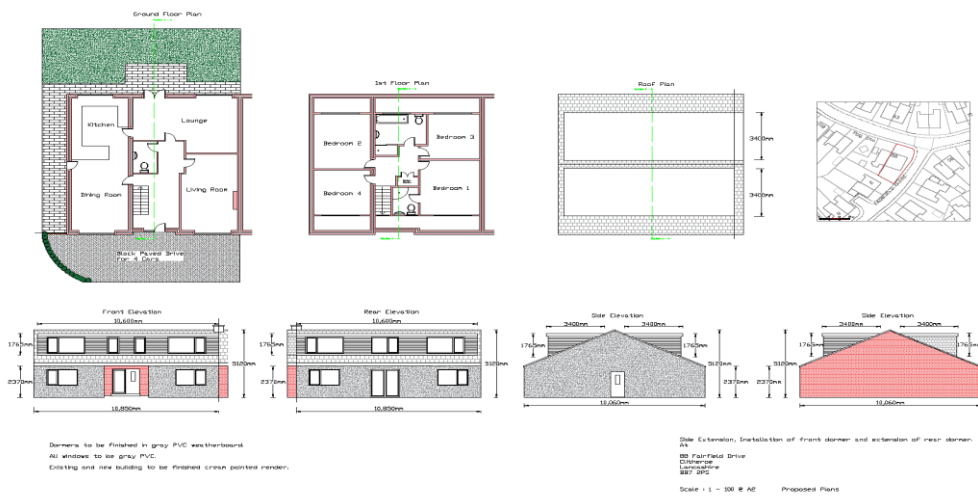
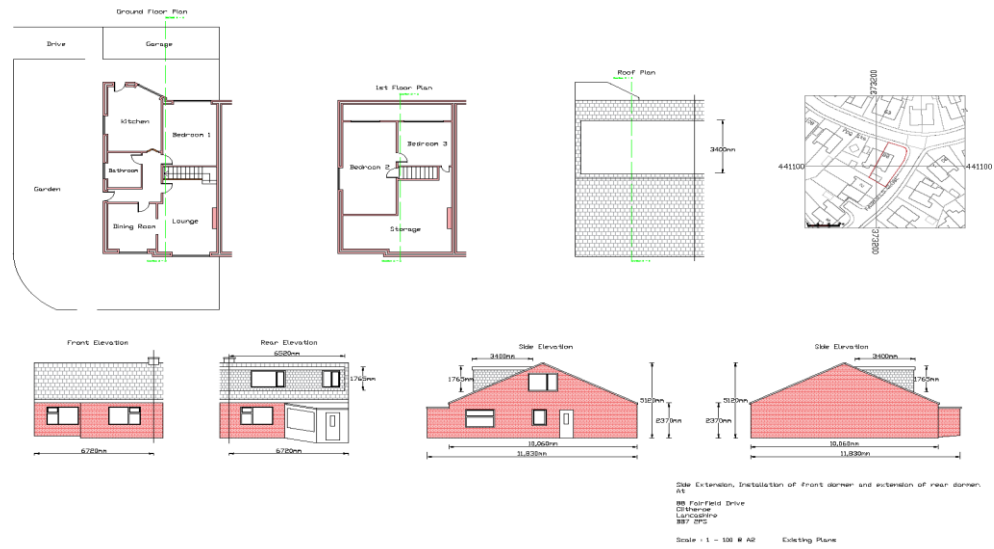
<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/preplanning-application-flood-risk-and-land-drainage-advice-service/>

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

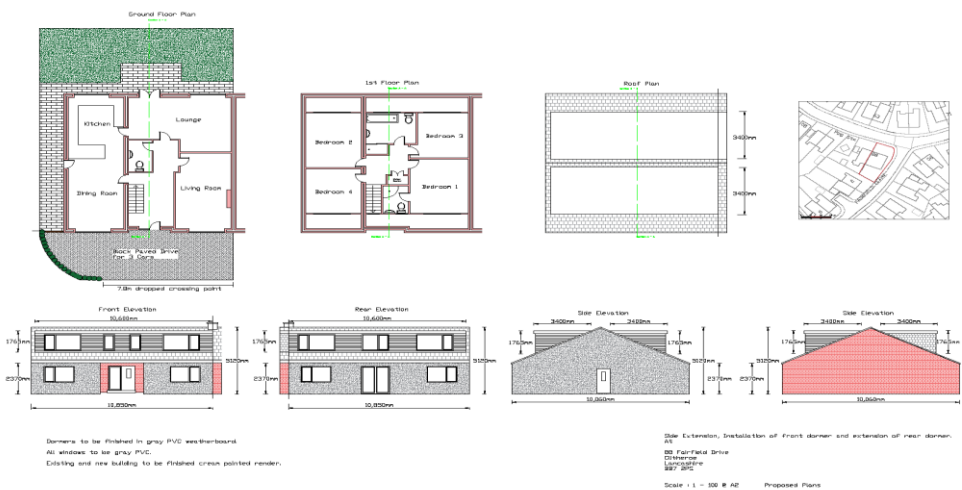
Yours Sincerely

Harriet McCartney

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RIBBLE VALLEY BOROUGH COUNCIL
 Development Department
 Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
 Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2020/0595
DECISION DATE: 20 October 2020
DATE RECEIVED: 20/08/2020

APPLICANT:

Mr John Trevoe Moore
 267 Halifax Road
 Nelson BB9 0ER

AGENT:

Mr Ian Wilson
 13 Beech Street
 Clitheroe
 BB7 2LL

DEVELOPMENT PROPOSED: Two storey side extension and an extension to existing rear dormer and proposed dormer to front.

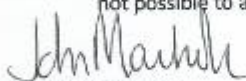
AT: 88 Fairfield Drive Clitheroe BB7 2PS

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed development to the front and side of the property would result in unsympathetic, incongruous and discordant additions to the dwellinghouse in a highly prominent and visible location on the street scene. The proposed extensions would therefore be harmful to the appearance of the host dwelling and surrounding area which is contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy which both seek a high standard of design for new development.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

D5

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/0595	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/09/2020	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Two Storey side extension and extension to existing rear dormer and proposed dormer to front.
Site Address/Location:	88 Fairfield Drive, Clitheroe,

CONSULTATIONS:	Parish/Town Council
No observations	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC raised objections relating to the properties lack of off street parking and requested details indicating that three parking spaces can be provided within the curtilage of the property.	
CONSULTATIONS:	Additional Representations.
1 letter of representation received with the following objections: <ul style="list-style-type: none">• Pointless to go against development as builders and developers rule• Site safety and cleanliness should be emphasized.	

RELEVANT POLICIES:
Policy DMG1 – General Considerations Policy DMH5 – Residential and Curtilage Extensions

Relevant Planning History:
N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site relates to a semi-detached dormer bungalow located within Clitheroe. The property has a private garden area to the rear and benefits from parking to the side and garden area to the front.
Proposed Development for Which Consent is Sought: Consent is sought to demolish the existing single storey outrigger to the rear of the dwelling and erect a two-storey side extension. The two-storey side extension will have a sideward projection

of 4.1 metres measuring 10 metres in length matching the eaves and ridge height of the main dwelling.

Consent is sought to extend the dormer to the rear over the two storey side extension to provide addition bedroom space at first floor. The dormer will measure 3.4 m by 4 m by 1.7 metres taking the total length of the dormer to the rear to 10.6 metres in width.

A dormer is also proposed to be erected on the front elevation measuring 10.6 metres by 3.4m by 1.76 metres to provide two bedrooms at first floor.

Impact Upon Residential Amenity:

The application site is a semi-detached dwelling with the adjacent property known as 86 Fairfield Drive being to the west of the site. The proposed side extension is to the north east of the side and therefore this element of the development would not result in the loss of light to this neighbour. The proposed dormers would not directly overlook the garden area of this neighbour when compared to the existing situation therefore the proposed extension to the rear dormer and front dormer have an acceptable impact on this neighbour.

The proposed side extension has a sideward projection of 4 metres and no windows are proposed at first floor facing east. The neighbours to the east that face the side of the application site are over 18 metres from the site boundary of the dwelling and therefore the side extension would not result in the loss of light or privacy to these neighbours

The neighbour to the rear, no 2 Fairfield Close, is approximately 10 metres south of the application site. The proposed dormer on the rear would face the side elevation of this property and the extended dormer area would overlook the existing driveway area. Due to there being an existing dormer on the rear of the application site it is considered that the proposed extension would not result in any additional harm and the separation distance ensures that the two-storey extension would not result in the loss of light to any windows on the side of the dwelling

Impact Upon 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”. Furthermore, development must “consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed in the visual appearance and relationship to surroundings...”.

In the wider area the properties are generally set back from the highway due to these properties having garden areas to the front and/or side, this results in an obvious and well-established building line that can be seen on approach from Fairfield Drive and Fairfield Close to the application site. The proposed side extension would project well beyond the building line and would not be reflective of the areas character.

Whilst it is accepted that this size and style of roof can be found within the area, due to the prominence of the application site occupying a corner plot, it is considered that the extension would be afforded a high level of visual prominence upon approach and within the street scene. There is only one other property, no 92 Fairfield Drive that benefits from a front dormer. As such it is considered that the proposed development would result in an unsympathetic, incongruous and discordant addition to the original dwelling that would be visually dominant and harmful to the character and appearance of the host dwelling and surrounding area.

In summary of the above it is considered that the proposed development, by virtue of its siting, scale, design, appearance and massing, would result in an unsympathetic addition which would detract significantly from the character and appearance of the host building and the visual amenities of the locality.

Highways:

The highways authority considered that as the proposed development would result in a four bedroomed property then at least three parking spaces should be provided within the applicant's curtilage. The applicant's agent subsequently submitted amended to the plans to accommodate 3 parking spaces within the front garden area of the site.

The area is characterised by main soft landscaped from garden areas with single width or double driveways. The proposals to hard landscape the entire front garden for parking including the removals of any frontage boundary treatment would be visually detrimental.

Ecology:

A protected species survey has been submitted (dated 16.08.2020) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts. The survey did request that two Greenwoods Ecohabitats chamber boxes shall be installed within the garden area to benefit the local bat population by providing new roosting opportunities.

Observations/ Consideration of Matters Raised/ Conclusion:

The proposal has no significant detrimental impact on nearby residential amenity but it would have a detrimental visual impact on the appearance of the area due to its location on a prominent corner plot. I therefore recommend accordingly.

RECOMMENDATION:

That planning consent be refused

1. The proposed development to the front and side of the property would result in unsympathetic, incongruous and discordant additions to the dwellinghouse in a highly prominent and visible location on the street scene. The proposed extensions would therefore be harmful to the appearance of the host dwelling and surrounding area which is contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy which both seek a high standard of design for new development.

D6

Subject:

RE: 88 Fairfield Drive, Clitheroe 3/2020/0595

From:

Rebecca Bowers <Rebecca.Bowers@ribblevalley.gov.uk>

Date:

13/11/2020, 14:31

To:

Ian Wilson <info@roof-space.org.uk>

Hi Ian,

The original report I wrote was amended to reflect my managers concerns after a discussion therefore there is only the one report recommending refusal.

Thanks

Rebecca Bowers – Assistant Planning Officer

Ribble Valley Borough Council, Council Offices,

Church Walk, Clitheroe, Lancashire BB7 2RA

Tel: 01200 414518| Fax: 01200 414487

Web: www.ribblevalley.gov.uk

From: Ian Wilson <info@roof-space.org.uk>

Sent: 13 November 2020 11:30

To: Rebecca Bowers <Rebecca.Bowers@ribblevalley.gov.uk>

Subject: Re: 88 Fairfield Drive, Clitheroe 3/2020/0595

Hi Rebecca,

Thank you for the information below.

As you stated when we spoke that you additionally recommended in your report that the project be passed, would you be able to send this version?

Thanks

Ian

D7a



92 Fairfield Drive (photo taken from front gate of applicant property)

D7b



29 Fairfield Drive

D7c



Corner of Fairfield Drive and Shireburn Avenue (Photo taken from Fairfield Drive)

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Corner of Fairfield Drive and Lancaster Drive