

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: CB

Application No:	3/2011/0063
Development Proposed:	Proposed construction of new mezzanine space in roof void to provide seated area with window to front roof, dormer window with sliding/folding door to rear, complete with guard rail at Copper Beeches, 6 The Drive, Brockhall Village, Old Langho, BB6 8BJ

CONSULTATIONS: Parish/Town Council

Billington and Langho Parish Council have no objections to the proposals.

CONSULTATIONS: Highway/Water Authority/Other Bodies**CONSULTATIONS: Additional Representations**

N/A

RELEVANT POLICIES:

Policy G1 – Development Control
 Policy ENV7 – Protected Species
 Policy H10 – Residential Extensions
 Policy SPG – Extensions and Alterations to Dwellings

POLICY REASONS FOR REFUSAL:

Policy G1, H10 and the SPG – scale, design and impact on neighbouring amenity

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to a detached property situated on the south side of The Drive, which backs on to the playing field for Blackburn Rovers Football Academy.

Permission is sought to create a third floor within the roof void of the property (no floor plans were submitted with the application so it is unknown how this will work internally). This would involve erecting a pitched roof dormer window with bi-folding doors and installation of a guard rail, effectively a balcony. This would provide a seating area at third floor level with uninterrupted views over the Playing Fields belonging to the Football Academy.

The proposed dormer would have approximate dimensions of 5.0m x 4.4m x 3.2m. The dormer would be set up from the eaves by approximately 0.2m and would project above the ridge height by 0.4m. The dormer would be positioned centrally with approximately 3.5m of roof space on each side.

The matters for consideration include visual and residential amenity plus the potential impact on protected species (bats).

In terms of design, the SPG on Extensions and Alterations to Dwellings states that the main roof of a property should remain the dominant feature with dormers set in to it. It also states that dormers should not exceed the properties ridge line and that dormers should be designed to harmonise with the original dwelling in terms of their size openings and

materials. Taking all of this in to consideration, this large dormer not only projects above the ridge height of the existing property, which is clearly contrary to the guidelines given in the SPG, it would also appear as a large and prominent addition which would dominate the existing dwelling due to its scale and size. The dormer would, in my opinion, appear as an alien and dominant feature on the rear elevation, which clearly goes against the design principles of the SPG. It should thus be resisted.

Next regard should be had on neighbouring properties. Whilst I accept that first floor windows on the rear elevation of a dwelling generally allows a certain degree of overlooking into neighbouring rear gardens, by way of angled views, the introduction of a large window/ door opening with a balcony/ safety rail another level up, where currently there are no openings, would result in these neighbours experiencing a significantly greater sense of being overlooked when using a large part of their outside amenity space, compared with their existing situation. I consider that a refusal is thus justified.

Finally, the impact of the proposed development on protected species should be considered. A bat survey has been submitted with the application which found evidence of low level bat activity. If the application were to be approved, a condition would need to be used to ensure that the actions and methods included in the mitigation plan are adhered too.

Considering all of the above, I thus recommend the application accordingly.

RECOMMENDATION: That permission be refused.