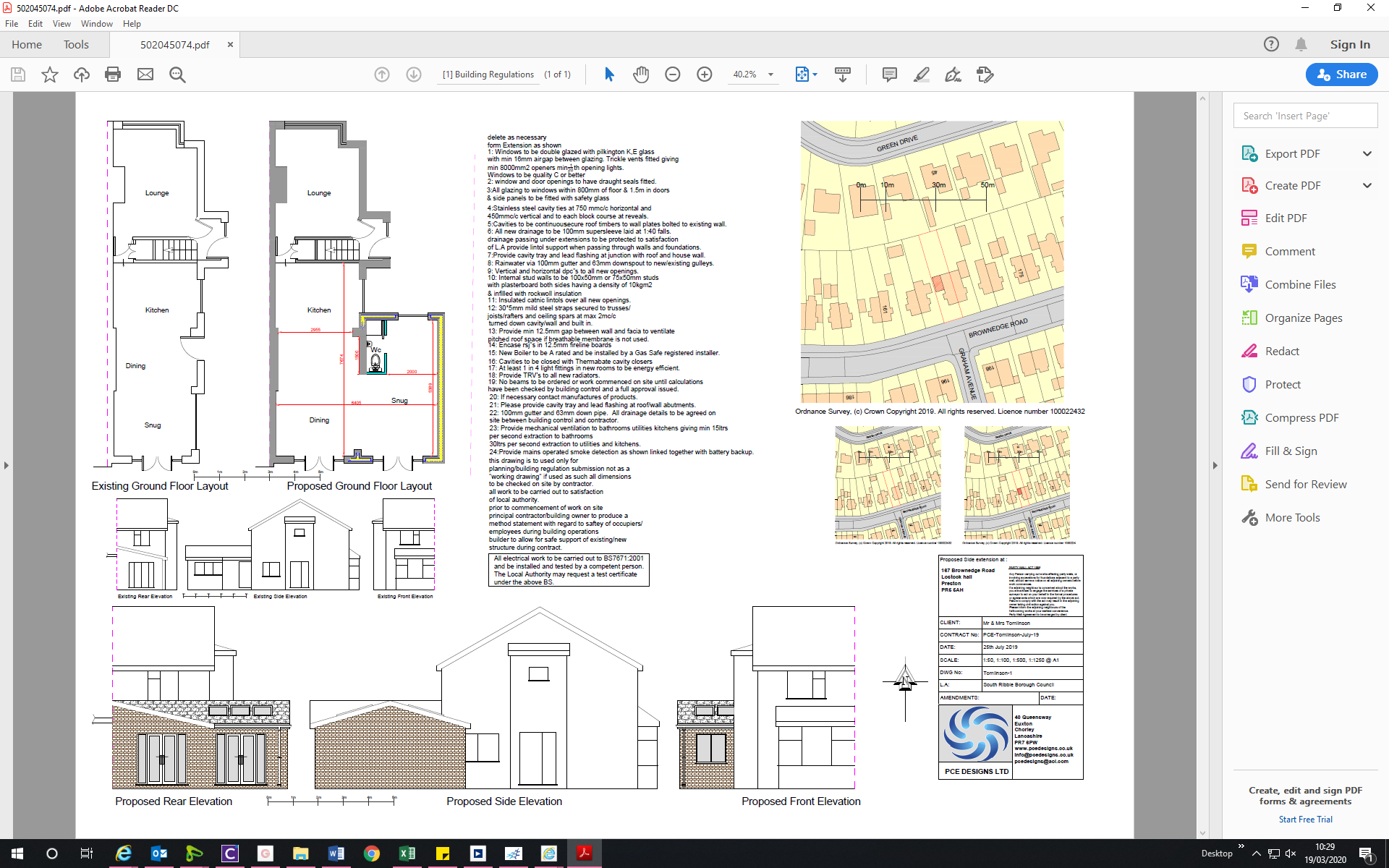
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| --- | --- |
| **Application Number** | 07/2020/00195/HOH |
| **Address** | 167 Brownedge Road  Lostock Hall  Lancashire  PR5 5AH |
| **Applicant** | Mr Tomlinson |

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| --- | --- |
| **Development** | Single storey extension to side/rear. |
| **Officer Recommendation** | **Approval with Conditions** |

|  |  |
| --- | --- |
| Date application valid | 19.02.2020 |
| Target Determination Date | 15.04.2020 |
| Extension of Time | None |



**Introduction**

This application is presented to Committee because the applicant is a serving Council Officer.

**Report Summary**

The applicant seeks permission to erect a small domestic extension to side/rear of the residential property.

The scheme has been well designed, relates well to both the main dwelling and wider environment, yet the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for approval subject to conditions.

**Application Site and Surrounding Area**

The application refers to a two-storey semi-detached dwellinghouse located towards the centre of Brownedge Road; a wholly residential area allocated as Existing Built Up Area by South Ribble Local Plan Policy B1

**Site History**

There is one planning application on the history of this site – ref 07/1998/0776 for single storey extension. Approved by Committee February 1999.

**Proposal**

Description of works

The application proposes a single storey extension to side/rear which would be 6m deep, project 3.3m from the side of the property and built next to the existing rear extension. A pitched roof is proposed with 5 no. roof lights and will extend over the existing rear extension at a height of 2.4m to the eaves with a maximum height of 3.5m.

The construction will be of materials to match the existing property namely; facing brickwork, grey roof tiles and UPVC windows and doors.

**Representations**

Summary of Publicity

Six neighbouring properties consulted but representation has not been made.

**Summary of Responses**

On this occasion consultation was not necessary/required

**Material Considerations**

Policy Background

The site is situated within an Existing Built-Up Areas where Policy B1 in the South Ribble Local Plan is relevant. Development will be permitted within existing built up areas provided the proposal is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents. The proposed development does not result in a loss of off-street parking and also does not propose to increase the number of bedrooms within the dwelling.

In addition, the South Ribble Residential Design Guidance SPD notes that all extensions shall remain visually subservient to the parent building, should enjoy adequate setbacks to ensure visual subservience, shall not result in an unacceptable loss of light or privacy to neighbouring properties, or have an overbearing or over dominant impact on neighbouring residents.

The proposal complies with Policy B1 and G17 of the Adopted Local Plan, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy and therefore recommended for approval.

Relationship to Neighbours

The proposed side extension would be 1.1m from the common boundary with no: 165 Brownedge Road and 2m from the property itself. No 169 Brownedge Road is the adjoining semi-detached property, the proposal would sit some 3.7m from the common boundary and will be screened by the existing rear extension.

To the rear are no’s: 45 and 47 Green Drive. The proposal would sit some 18m from the common boundary to both properties and 32m to the properties themselves. Due to the separation distance between the two properties it is considered that there will be no undue impact upon residential amenity.

Design

This development proposal relates well to neighbouring buildings and the extended locality, including a high-quality design with appropriate materials to match the existing dwelling.

Parking Arrangements

The front of the property has more than adequate parking areas for a property of this size. The proposed development does not result in a loss of off-street parking and also does not propose to increase the number of bedrooms within the dwelling.

**CONCLUSION**

The scheme has been well designed, relates well to both the main dwelling and wider environment, and the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for **approval subject to conditions.**

**RECOMMENDATION:**

Approval with Conditions.

**RECOMMENDED CONDITIONS:**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture to those on the existing building.

REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg Tomlinson-1

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

**RELEVANT POLICY**

**National Planning Policy Framework**

**Central Lancashire Core Strategy**

17 Design of New Buildings

**South Ribble Local Plan**

B1 Existing Built Up Area

F1 Car Parking

G17 Design Criteria for New Development

**South Ribble Residential Extensions Supplementary Planning Document**

**Note:**

Householder Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions, an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £34. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk