

Application Number:	2019/0284	Application Type:	Full
Proposal:	Erection of 2 garages on Plots 2 and 3 of council owned garage site.	Location:	Garage Site, Plots 2 and 3, South Shore Street, Haslingden
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	27/08/2019
Applicant:	Mr. Keith Thomas	Determination Expiry Date:	28/08/2019. Extension of Time until 31/08/2019
Agent:	None		

Contact Officer:	Ian Lunn	Telephone:	01706-252432
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes. The applicant has declared that the land forming the application site is owned by the Council
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	No

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Planning Permission be granted subject to the conditions set out in Section 10.

2. SITE

The application site comprises two adjoining oblong shaped plots of land, known as Plots 2 and 3, which cover an area of approximately 26 and 20 square metres respectively. They are currently overgrown but form part of a Council owned garage site. Collectively the sites lie approximately 50 metres north west of the junction of South Shore Street and Charles Lane on land located within the Urban Boundary of Haslingden. The surrounding area is largely residential but there is open grassed land to the immediate north east and a sports club to the immediate south west.

3. PROPOSAL

Planning permission is sought to erect a freestanding single domestic garage on each of these plots.

4. PLANNING HISTORY

None

5. POLICY CONTEXT

National

National Planning Policy Framework (2019)

Section 12 Achieving Well Designed Places

Section 15 Conserving and Enhancing the Natural Environment

Development Plan Policies

RBC Core Strategy (2011)

AVP6 Strategy for Haslingden and Rising Bridge
Policy 1 General Development Locations and Principles
Policy 23 Promoting High Quality Design and Spaces
Policy 24 Planning Application Requirements

Other

National Planning Practice Guidance
RBC Emerging Local Plan

6. CONSULTATION RESPONSES

RBC Environmental Health: - Have no comments to make on the application.

LCC Highways: - No objections

RBC Property Services: - No representations received

Cadent Gas:- No representations received

7. NOTIFICATION RESPONSES

The application was advertised solely by posting a site notice next to the site in this instance. This was posted on 11th July 2019 giving 21 days to comment. The publicity period has now expired and no representations have since been received.

8. ASSESSMENT

Principle

The sites are located within the Urban Boundary of Haslingden as defined by the Council's adopted Development Plan. Since Policy 1 of the Core Strategy primarily seeks to locate new development within such areas, and as domestic garages of this nature are normally considered appropriate in predominantly residential locations such as this, the proposals are considered to be acceptable in principle.

Visual Amenity

The garages will be fully visible from South Shore Street and from the grassed land and properties to the rear (north east). Furthermore, they are not considered to be ideal in design terms the intention being to construct them using concrete sectional walls with a 'Canterbury Spa Stone' finish and to introduce steel sheet roofs that will have only a slight 'fall' from front to rear. Nevertheless it is considered that a refusal of this application on either design or scale grounds would be difficult to reasonably sustain in this instance. This is because the new garages will be similar in design and scale to other garages on the garage site, and because they will relate in a satisfactory manner to them standing in between, and 'in line', with the existing structures. With this in mind it is considered that the development will not significantly impact upon the character, appearance or openness of the surrounding area and to this end will reasonably satisfy the relevant requirements of Policies 1, 23 and 24 of the adopted Core Strategy and Sections 12 and 15 of the NPPF in visual amenity terms.

Neighbour Amenity

It is contended that, located in the positions proposed, the new garages will not significantly affect the level of light currently received by any of the surrounding properties. This is because:-

- a) they will stand over 40 metres away from, and on land that lies at a significantly lower level than, the nearest of those properties (which are located to the north east on Fern Terrace),
- b) the nearest building to the south west is a sports pavilion and there is a substantial hedge in between that building and this site,
- c) the development will be largely screened to the north west and south east by other garages on the garage site.

In addition, given the proposed positions of the garages in relation to surrounding housing, the location of the proposed means of vehicular access to them and the way in which they are likely to be used, it is not envisaged that the proposals are likely to cause undue disturbance to surrounding local residents by reason of noise.

On the basis of the above it is considered that the proposals will also reasonably satisfy the requirements of Policy 24 of the adopted Core Strategy in neighbor amenity terms.

Highway Safety

It is not envisaged that the proposals will give rise to any undue highway safety concerns. They make no provision for the turning of vehicles and consequently vehicles will need to be reversed directly onto South Shore Street or vice versa. However, it is contended that such manoeuvres would be relatively safe in this instance as, on the balance of probability, this highway is unlikely to be experiencing significant vehicular use and vehicles using it are likely to be travelling at relatively low speeds.

The proposals have been assessed by County Highways who consider them to be acceptable.

Conclusion

The proposals are considered to be acceptable in principle as they involve the erection of domestic garages within a primarily residential area on land within the Urban Boundary. It is also considered, on balance, that they will reasonably safeguard the character, appearance and openness of the area, the amenities of nearby local residents, and highway safety. The proposals are therefore considered to be in accordance with the requirements of Policies AVP6, 1, 23 and 24 of the Council's adopted Core Strategy DPD (2011) and Sections 12 and 15 of the National Planning Policy Framework.

9. RECOMMENDATION

That planning permission be granted subject to the conditions set out in section 10 below.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

<u>Drawing Title</u>	<u>Drwg No</u>	<u>Date Rec'd</u>
Location Plan		03/07/19
Site Plan		03/07/19
Proposed Floor Plan and Elevations (Plot 2)		03/07/19
Proposed Floor Plan and Elevations (Plot 3)		29/07/19

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

INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coalmine workings or coal mine entries (shafts and adits) require the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
3. Please note that if you would like to reposition the street light adjoining this site to allow access to the garages, you will need to contact Lancashire County Council directly on 0300 123 6780 to obtain their permission to do so.