

Application Number:	2020/0041	Application Type:	Full
Proposal:	Erection of a single concrete garage	Location:	Plot 1, Garage Site Rear of Whittle Street, Rawtenstall.
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	28/02/2020
Applicant:	Mr Ben Wray	Determination Expiry Date:	23/03/2020
Agent:	None		

Contact Officer:	Nick Brookman	Telephone:	01706 252414
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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 a small vacant garage plot to the western end of the Council owned garage plots behind Whittle Street Rawtenstall. The garages can be accessed via either Greenfield Street or Curtis Street via the cobbled road and dirt track to the front. The surrounding area is entirely residential and the plot lies within the Urban Boundary of Rawtenstall.

3. **PROPOSAL**

Planning permission is sought to erect a freestanding single concrete garage which will measure 2.94m in height and it will have a width of 3.04m and a length measuring 5.87m.

4. **PLANNING HISTORY**

None

5. **POLICY CONTEXT**

National

National Planning Policy Framework (2019)

Section 12 Achieving Well Designed Places

Development Plan Policies

RBC Core Strategy (2011)

AVP4	Strategy for Rawtenstall, Crawshawbooth, Goodshaw and Loveclough
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

6. **CONSULTATION RESPONSES**

None Consulted.

7. **NOTIFICATION RESPONSES**

The application was advertised by posting a site notice next to the site in this instance. This was posted on 6th February 2020 giving 21 days to comment. 18 letters were also sent out to properties within the immediate vicinity of the site. The publicity period has now expired and no representations have since been received.

8. ASSESSMENT

Principle

The site is located within the Urban Boundary of Rawtenstall 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 proposed garage will be fully visible from the rear of Whittle Street and Greenfield Street. Nonetheless, the new garage will be similar in design and scale to other garages on the existing garage site and it will stand adjacent to 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 Section 12 of the NPPF in visual amenity terms.

Neighbour Amenity

It is contended that located in the position proposed, the new garage will not significantly affect the level of light currently received by any of the surrounding properties.

In addition, given the proposed position of the garage 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.

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. There is adequate maneuverability on the site and it is contended that such forward and reverse maneuvers 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.

Conclusion

The proposal is considered to be acceptable in principle as it involves the erection of a domestic garage within a primarily residential area on land within the Urban Boundary. It is also considered, on balance, that it will reasonably safeguard the character, appearance and openness of the area, the amenities of nearby local residents, and highway safety. The proposal is therefore considered to be in accordance with the requirements of Policies AVP4, 1, 23 and 24 of the Council's adopted Core Strategy DPD (2011) and Section 12 the National Planning Policy Framework.

9. RECOMMENDATION

That planning permission is 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:

1. Location Plan TQRQM19355130113897
2. Site Block Plan TQRQM19355130625092
3. Proposed Plans and Elevations Drawing No.20.12.19-1 Rev 1

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

3. The garage hereby permitted shall only be used for domestic purposes and the garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area

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.