

Application Number:	2020/0238	Application Type:	Full
Proposal:	Householder: Single Storey Rear extension and conversion of attached outbuilding to habitable room	Location:	2 Clover Hill Greensnook Lane Bacup Lancashire OL13 9DL
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Report Written:	7 th July 2020
Applicant:	Mrs Barbara Ashworth 2 Clover Hill Greensnook Lane Bacup OL13 9DL	Determination Expiry Date:	4 th August 2020
Agent:	Mr Ben Edmondson 20 Fernhill Drive Fernhill Drive Bacup OL13 8JS		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	The Applicant is a Councillor

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 the Committee grant planning permission for the reasons set out in Section 9.

2. **SITE**

The application site relates to a large semi-detached dwelling of stone construction under a pitched slate roof. The property benefits from a large curtilage comprising of a long hard surfaced driveway, a paved rear garden and outbuildings to the rear.

The site is located within the Urban Boundary of Bacup.

3. **RELEVANT PLANNING HISTORY**

None relevant

4. **PROPOSAL**

The applicant seeks planning permission for the erection of a single storey rear extension and conversion of the attached outbuilding to a habitable room.

The extension would project of the existing rear elevation at its longest point by 7.217m to create a new porch entrance and an interior link which will also provide for the conversion of the existing outbuilding to create a utility room and downstairs bathroom.

The extension would be 2.731m at its widest point to the north and the extension will include a flat roof with black fascia boards in hardwood timber.

The east facing elevation will incorporate almost full length glazing with smaller windows towards the northern end of the extension

The extension will be constructed of matching stone and timber windows which will be painted black.

5. **POLICY CONTEXT**

National

National Planning Policy Framework (2019)

Section 4 Decision-making

Section 12 Achieving well-designed places

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 2 Bacup, Stacksteads, Britannia and Weir

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

Other material considerations

National Design Guide

6. CONSULTATION RESPONSES

None consulted

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on the 15th June 2020 and 2 neighbour letters were sent out on the 12th June 2020.

No comments or objections have been received.

8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access, Parking and Highway Safety

Principle

The proposed development would be acceptable in principle as it is located within the Urban Boundary of Bacup.

Visual Amenity

Policies 23 and 24 of the Core Strategy DPD require new development to be of the highest standard of design that is compatible within its surroundings.

Paragraph 127, Section 12 Achieving well-designed places of the NPPF states that

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”

The Council’s Alterations and Extensions to Residential Properties SPD states that new development should complement the original building and reflect the design, massing, bulk, detail, proportion, scale and style of the original building, so as not to dominate it.

The proposal seeks to maintain a consistent design with the existing dwelling incorporating the use of matching materials to give an appearance to match and complement the existing dwelling as currently built and it is therefore considered that the proposal would not detract from the overall appearance or character of the existing dwelling.

It is considered that the proposed extension would not add any excessive bulk to the existing dwelling and its addition would be of an appropriate size and scale.

Accordingly, subject to the condition that materials must match the existing, the development is considered acceptable in terms of visual amenity and the scheme is compliant with Policies 23 and 24 of the Core Strategy and SPD.

Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy 24 of the Core Strategy and the SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking and overshadowing will be taken into consideration.

No objections were received and in this instance, given the siting, scale and orientation of the proposed development it not considered that the development would have any impact on neighbour amenity than the current arrangement on site.

Subject to conditions the development is considered acceptable with regard to neighbour amenity and compliant with Policies 23 and 24 of the Core Strategy and the SPD.

Access, Parking and Highway Safety

The proposed scheme would not result in any changes to the existing parking arrangements at the site.

The scheme is considered acceptable in terms of access, parking and highway safety.

9. REASONS FOR APPROVAL

The proposed development is appropriate in principle within the urban boundary. It is considered that the development would not unduly affect the visual amenities of the area, neighbour amenity or highway safety subject to conditions. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP2, 1, 23 and 24 of the Council's Core Strategy DPD (2011).

10. RECOMMENDATION

That the application be granted.

11. CONDITIONS

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

- Submitted application form signed 8th June 2020.
- Proposed Plans and Elevations Drawing No 2019/148-01 rev G

Reason: To ensure the development complies with the approved plans and submitted details.

12. **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 Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

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.