

Application Number:	2020/0272	Application Type:	Full
Proposal:	Full: Single storey front extension and additional car parking facility (resubmission of 2020/0146)	Location:	Goodshaw Baptist Church Chapel Street Crawshawbooth Rossendale BB4 8BS
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Report Written:	11 th August 2020
Applicant:	Reverend Stephen Crook	Determination Expiry Date:	8 th September 2020
Agent:	Mr Ray Booth		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	Cllr Alyson Barnes called in application to allow it to be considered by the Committee.
3 or more objections received	
Other (please state):	

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 refuse planning permission for the reasons set out in Section 9.

2. SITE

Goodshaw Baptist Church is a large freestanding two storey building constructed of natural stone which is sited under a blue slate pitched roof and brown oak pvc windows throughout. The building is located approximately 45 metres south west of the junction of Chapel Street and Burnley Road in an area of otherwise largely residential development that lies within the Urban Boundary of Crawshawbooth.

3. RELEVANT PLANNING HISTORY

2020/0146 - Single storey front extension and additional car parking facility (withdrawn)

4. PROPOSAL

Planning permission is sought for the erection of a single storey extension and additional car parking spaces to the front of the existing Church.

The extension would measure approximately 11m wide and 9m long with a pitched roof height of 6.867m and an eaves height of 4.6m.

All materials used in the construction of the proposed extension will match the existing materials through the use of coursed stone, blue/grey slates and light oak pvc. The proposed front elevation will incorporate a large proportion of glazing and owing to the proposed height of the extension the existing windows on the front elevation will be reduced in height.

The proposed car park will be an extension of the existing car parking arrangements on site by the creation of 16 new parking spaces including 3 accessible parking spaces. The car park will be surfaced with a porous bound material to match the adjacent land. The car park will be bound by a new 900mm high timber post and rail fence adjacent to Chapel Street and Privet hedging will be planted along the existing stone boundary wall fronting Burnley Road.

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 4 Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

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

LCC Highways: The proposal is a resubmission of application 2020/0146 to which I raised no concerns subject to increasing the number of mobility standard parking spaces and the addition of a boundary treatment to the extended car park. These additional features have been

included with the current application and on that basis I would raise no objection to the proposal on highway grounds

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on the 3rd July 2020 and 29 neighbour letters were sent out on the 29th 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 application proposes an extension of an existing church and its car parking facilities within the Urban Boundary of Crawshawbooth and therefore the proposal is acceptable in principle.

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.”

Officers note the proposed use of matching materials endeavouring to make sure the proposed extension would appear visually attractive in the context of the existing site in terms of design.

However, it is considered that the proposed extension is exceptionally large and would introduce a new dominant feature on the front elevation of the existing church and an element of unnecessary bulk. It is also acknowledged that whilst the church is set back from Burnley Road, the proposed extension would still be clearly visible from that highway and would appear as an excessive addition therefore harming the existing character of the host building.

Owing to the scale of the proposed extension and given its proposed projection from the existing front elevation it is also considered that the proposed extension would dominate the

existing church and therefore detract from the street scene and general character of the surrounding area.

Accordingly, the development is considered unacceptable in terms of visual amenity and the scheme is not 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

LCC Highways were consulted on the scheme and raised no objection. The scheme is therefore considered acceptable in terms of access, parking and highway safety.

9. REASONS FOR REFUSAL

The proposed development is appropriate in principle within the urban boundary and would not be detrimental to neighbouring amenity of highway safety. However, it is considered that the proposed development would unduly affect the visual amenities of the area by introducing a dominant and excessive feature on the front elevation of the existing dwelling detracting from the character of the existing building. Accordingly, the scheme is not considered to accord with the National Planning Policy Framework and Policies 23 and 24 of the Council's Core Strategy DPD (2011).

10. RECOMMENDATION

That the application be refused planning permission.

11. 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.