

<b>Application Number:</b>	2020/0366	<b>Application Type:</b>	Full
<b>Proposal:</b>	Creation of ambulance parking bay to serve the disabled/accessible bungalows.	<b>Location:</b>	Unit 2 Gordon Works Piercy Road Edgeside BB4 7AX
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	21/09/2020
<b>Applicant:</b>	Mr Oliver Young	<b>Determination Expiry Date:</b>	06/10/2020
<b>Agent:</b>	Mr Ben Edmondson		

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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	
<b>Other (please state):</b>	<b>Council-Owned Land</b>

## 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**

Approval subject to the conditions set out in this report.

## 2. **SITE**

The application relates to a site immediately to the north of Ashworth Road, adjacent to where six bungalows are currently being constructed as approved under planning permissions 2016/0440 and subsequently varied under 2017/0232.

Specifically, this application relates to a smaller piece of land immediately to the west of the bungalows, understood to be partly within the ownership of Rossendale Borough Council.

The site is located within the urban boundary.

## 3. **RELEVANT PLANNING HISTORY**

2017/0232 - Section 73 application to remove and vary conditions pursuant to Planning Approval 2016/0440, including conditions 4 (site access and off-site highway works), 7 (surface water drainage scheme), 8 (remediation strategy) and 10 (piling and remediation strategy) (Approved)

2016/0440 - Erection of 6 no. attached bungalows, with associated car parking and landscaping (Approved)

2013/0345 – Prior Notification for Demolition for Future Development (Approved)

2012/0281 - Outline - Erection of 6 dwellings (Refused and Appeal Dismissed)

2012/0055 - Outline application for a terrace of three houses and a bungalow (Landscaping reserved) (Approved)

2008/0569 - Outline application for a terrace of 3 houses and 1 bungalow (Renewal of approval 2006/343) (Approved)

## 4. **PROPOSAL**

Planning permission is sought for the construction of an ambulance bay to serve the disabled / accessible bungalows on the site, without causing obstruction to the parking spaces serving the development.

The creation of the ambulance bay will necessitate using land to the west of the previously approved development. It is proposed to delineate the new boundary using 900mm high timber post and knee rail fencing. The ambulance bay would be surfaced to match the other parking bays.

No other changes to the previously approved scheme are proposed.

## 5. **POLICY CONTEXT**

### **National**

#### **National Planning Policy Framework**

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 5 Delivering a sufficient supply of homes
- Section 6 Building a strong, competitive economy
- Section 9 Promoting sustainable transport
- Section 12 Achieving well-designed places

### **Development Plan Policies**

#### **Rossendale Core Strategy DPD**

- AVP 3 Waterfoot, Cowpe, Lumb and Water
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 9 Accessibility
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

### **Other Material Planning Considerations**

- National Planning Practice Guidance
- National Design Guide

## 6. **CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Summary of Comments received</b>
LCC Highways	No objection

## 7. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order a site notice was posted on 14/08/2020 and 17 letters were sent to neighbours on 13/08/2020.

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 is located within the urban boundary, where Policy 1 of the Core Strategy seeks to locate the majority of new development.

The proposals would serve a residential development which already benefits from planning permission.

The proposed scheme is considered acceptable in principle.

## Visual Amenity

The proposed scheme would not result in any significant overall visual changes to the previously approved development, and the additional hard standing required for the ambulance bay would not be significant in scale. The proposed line of timber post and knee rail fencing would be appropriate in the street scene.

As such, the scheme is considered acceptable in terms of visual amenity.

## Neighbour Amenity

Core Strategy Policy 24 requires new developments to be designed to protect the amenity of the area, including residential amenity.

As a result of the proposals, the development would not impact to a greater degree on the daylight, outlook or privacy of nearby residents than the previously approved scheme.

The proposal is compliant with the Framework and Policy 24 of the Core Strategy with regards to neighbour amenity.

## Access, Parking and Highway Safety

The Local Highway Authority has raised no objection to the proposed scheme, and as such the scheme is considered acceptable in terms of access, parking and highway safety.

## **9. SUMMARY REASON FOR APPROVAL**

The proposed development is acceptable in principle, and subject to conditions would not detract from visual amenity, neighbour amenity, or highway safety. As such, the scheme accords with the National Planning Policy Framework and Policies AVP3, 1, 8, 9, 23 and 24 of the Core Strategy DPD.

## **10. 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:

- Application form
- Proposed Site Plan (2020-53-01 A)
- OS Site Plan (2020-53)

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

## 11. **INFORMATIVES**

1. Standard approval informative.