

TITLE: ERECTION OF A TWO STOREY SIDE EXTENSION AT LEA BROOK HOUSE, 2 WARCOCK LANE, BACUP

APPLICATION NO: 2006/234

TO/ON: DEVELOPMENT CONTROL COMMITTEE 25TH JULY 2006

BY: TEAM MANAGER DEVELOPMENT CONTROL

STATUS: FOR PUBLICATION

PORTFOLIO HOLDER: CABINET MEMBER FOR REGENERATION

APPLICANT: MRS N BLYTHE

DETERMINATION EXPIRY DATE: 30TH JUNE 2006

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.

Site and Proposal

The applicant seeks permission for a two storey extension to the side of the above property. The proposed development is located within the urban boundary.

Relevant Planning History

None.

Notification Responses

The neighbours were notified by means of a letter and three letters have been received, which have raised the following points:

- The proposed new extension is higher than the garden and social area at Oakenclough Farm, thereby blocking daylight and sunlight
- The proposed front elevation has a window and veranda overlooking our only garden and social area, so increasing noise and lack of privacy

- As the proposed extension is almost a third as big as the existing property and the layout and density of this, intrudes on the landscape.
- The proposed appearance of the materials will not match the existing properties. The surrounding houses are all stone built and the proposed side wall is to be cement rendered, with a cream or white finish.
- An objection to the lack of noise and privacy, which this extension will create.
- A request that a site visit is made.

Consultation Responses

County Highways

No objections.

Development Plan Policies

Policy DS1
Policy DC1
Policy DC4

Other Material Planning Considerations

None.

Planning Issues

The main issues to be considered in relation to this application are the principle and residential amenity.

Principle

The location for the proposed development is within the urban boundary and therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan.

Residential Amenity

The proposed development may impact upon the amenity of the neighbouring residents. The proposed two storey side extension will be four metres in width. The result of which will be the distances to Oakenclough Farm (including the flat) and Oakenclough Barn will be 8 metres and 28 metres respectively. It is considered that the proposed development will not have a significant adverse impact upon the amenity of the neighbouring residents as the gable wall has no openings and will not overlook neighbouring properties.

The proposed balcony on the front elevation will not impact upon the privacy currently enjoyed by the neighbouring residents as it is proposed to continue the gable wall for 1 metre and therefore, the only outlook from the balcony will be over open land to the front of the property.

It is considered that the proposed development will not result in a significant loss of light to the neighbouring properties and will not look out of place in the locality, subject to conditional control. Therefore, the proposed development is in accordance with Policies DC1 of the Rossendale District Local Plan.

Highways Issues

The proposed development will not impact upon the number of off-road parking spaces, which currently meets the Council's adopted parking standards. The highways authority have no objections to the proposed development and therefore, it is considered that the proposed development is in accordance with Policy DC1 of the Rossendale District Local Plan.

Conclusion

The proposed development is located within the urban boundary and will not have a significantly adverse impact upon the amenity of the neighbouring residents. The proposed development will not look out of place within the locality, subject to conditional control, and is in accordance with the Council's adopted parking standards. Therefore, the proposed development is in accordance with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan.

Recommendation

That planning permission should be granted, subject to the following conditions:

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 not be commenced until full details, including representative samples, of the external materials of construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.

REASON: To ensure a satisfactory appearance to the development and to accord with Policy DC4 of the Rossendale District Local Plan

3. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

REASON: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

Development Plan Policies

Policy DS1
Policy DC1
Policy DC4

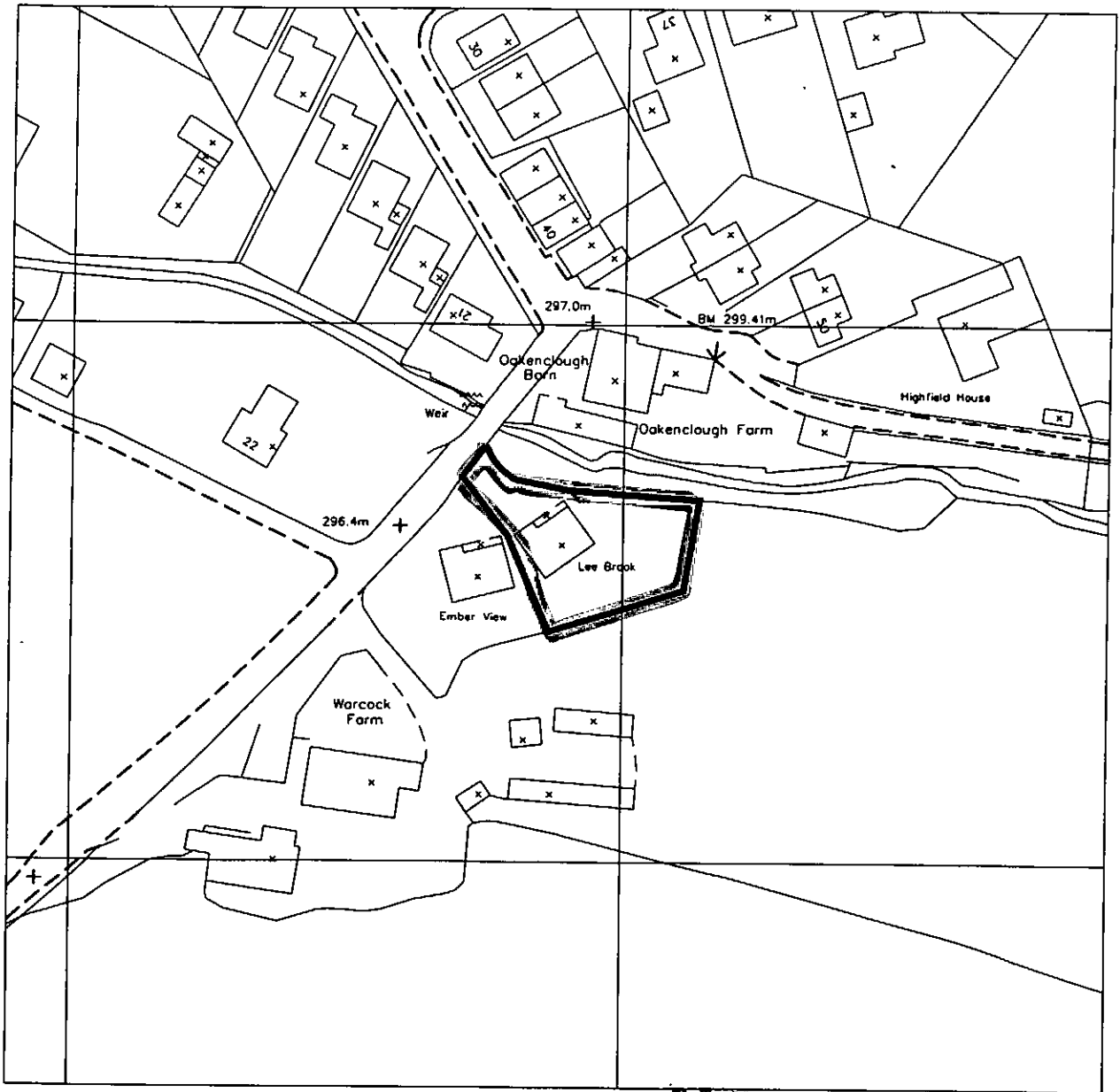
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05 MAY 2006

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Client:	Nicola McGuiness	Job No:	4001
Project:	Leabroof House, 2 Warcock Lane, Bacup OL13 9ES	Area:	
Title:	Site Plan		
Scale:	1:1250	Rev.	