

<b>Application Number:</b>	2020/0319	<b>Application Type:</b>	Full
<b>Proposal:</b>	Erection of double garage	<b>Location:</b>	Garage Court to rear of 222 Helmshore Road, Haslingden
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19 January 2021
<b>Applicant:</b>	Mr M Gardener	<b>Determination Expiry Date:</b>	22 January 2021
<b>Agent:</b>			

<b>Contact Officer:</b>	Neil Birtles	<b>Telephone:</b>	01706-217777
<b>Email:</b>	planning@rossendalebc.gov.uk		

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

That Planning Permission be granted subject to the conditions set out in Section 10.

**2. SITE**

The application relates to Plots 10 and 11 on the Council-owned garage court to the rear of a children's nursery and hair salon fronting Helmshore Road, which takes access from a private running to the side of Helmshore Road MOT Centre.

Presently vacant, these plots are in the north-east corner of the garage court, bounded to the north side by woodland and to the east side by Council-owned allotments.

The area is within the Urban Boundary of Haslingden.

**3. PROPOSAL**

Permission is sought to erect a flat-roofed double-garage.

It is to measure 5.6m x 5.6m x 2.4m in height, with two up-and-over doors in its front elevation and the other three sides of pre-cast concrete panels with a chipping-finish.

**4. PLANNING HISTORY**

None

**5. POLICY CONTEXT**

**National**

National Planning Policy Framework

Section 12 Achieving Well Designed Places

**Development Plan Policies**

RBC Core Strategy (2011)

AVP6 Area Vision for Haslingden & Rising Bridge  
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**

RBC Property Services

No objection.

The application is in line with the tenancy agreement for Plots 10 and 11.

**7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order letters were sent to neighbours and a site notice posted.

No comments have been received.

## 8. **ASSESSMENT**

### Principle

This garage-court is located within the Urban Boundary of Haslingden. Since Policy 1 of the Core Strategy seeks to locate new development primarily within such areas, the provision of a double-garage is acceptable in principle.

### Visual Amenity

The proposed garage will be visible to the public from the highway. It is of no greater size than other buildings on the garage-court and its design/facing materials are such that it will not appear unduly prominent or intrusive.

### Neighbour Amenity

The siting, size and design/facing materials of the proposed double-garage will ensure that it does not unduly detract from the amenities of neighbours by reason of loss of light/outlook/privacy.

It is considered appropriate to attach a Condition to ensure that the garage is used for domestic purposes and not for any trade or business purposes.

### Highway Safety

The proposed garage will occupy a plot well away from the site access and will have no adverse implications for highway safety.

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

The addition of a double-garage on this garage court is acceptable in principle and, subject to the conditions, is not likely to detract to an unacceptable extent from visual and neighbour amenity or highway safety. It is considered that the development accords with the National Planning Policy Framework and Policies AVP2 / 1 / 8 / 18 / 21 / 23 of the Council's adopted Core Strategy DPD (2011).

## 10. **RECOMMENDATION**

That planning permission is 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: 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 :

Title	Drwg No	Date Recd
Location Plan	-	02 / 11 / 20
Site Plan	-	20 / 07 / 20
Proposed Sectional Double Garage	-	02 / 11 / 20

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

3. The garage hereby permitted shall only be used for parking of cars & incidental domestic storage, and shall not be used for any trade or business purposes.

*Reason: In the interests of neighbour amenity and highway safety.*