

TITLE: CONVERSION OF A 3 STOREY EMPTY COMMERCIAL PREMISES TO ONE DWELLING AT 352 BURNLEY ROAD EAST, WATERFOOT

APPLICATION NO: 2006/370

TO/ON: DEVELOPMENT CONTROL COMMITTEE 25TH JULY 2006

BY: TEAM MANAGER DEVELOPMENT CONTROL

STATUS: FOR PUBLICATION

PORTFOLIO HOLDER: CABINET MEMBER FOR REGENERATION

APPLICANT: MR P FARROW

DETERMINATION EXPIRY DATE: 28TH AUGUST 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 applicants seek approval for the conversion of an existing three storey vacant commercial building to one dwelling at the above address. The proposed development is located within the urban boundary.

Relevant Planning History

None.

Notification Responses

Site notices were posted and to date there have been no responses.

Consultation Responses

County Highways

Comments will be reported at the meeting.

RBC Forward Planning

Although the site is within the urban boundary; taking into consideration the information contained in the Housing Land Position Monitoring Report (May 2006) and given the over-supply housing position in respect to the Joint Lancashire Structure Plan, (plus with no supporting information that this site meets an identified housing need), it is considered that this development cannot be supported, as it is contrary to Policy 12 of the Joint Lancashire Structure Plan and the Housing Position Statement

Development Plan Policies

Rossendale District Local Plan

Policy DS1
Policy DC1
Policy DC4

Joint Lancashire Structure Plan

Policy 1
Policy 2
Policy 12
Parking standards

Other Material Planning Considerations

PPS 1
PPG 3
PPG 13
Housing Policy Position Statement

Planning Issues

The main issues to be considered as part of this development relate to the principle of the development, residential amenity, highway issues and housing supply.

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.

The proposed development involves the conversion of a existing building to residential use, which is in accordance with government guidance in the form of PPG3: Housing, which states that priority should be given to 'maximising the re-use of previously-developed land and the conversion and re-use of existing buildings.' The location for the proposed development is within walking distance of a bus stop and is in a sustainable location, thereby according with PPG3: Housing and PPG13: Transport.

Residential Amenity

The proposed development may impact upon the amenity of the residents of the properties which back on to Wall Street. There are existing openings on the ground floor, first floor and second floor levels. It is considered that the existing openings on the ground and second floor will not impact adversely upon the amenity of the neighbouring residents. It is acknowledged that the proposed development could impact adversely upon the amenity of the neighbouring residents; however it is considered that the potential adverse impact could be ameliorated through the imposition of conditions. No external alterations are proposed to the building and therefore, the proposed development would remain compatible with the grain of development in the locality. Therefore, the proposed development is in accordance with Policies DC1 and DC4 of the Rossendale District Local Plan.

Highway Issues

Comments will be reported at the committee meeting

Housing Supply

One major issue associated with this application, is one of housing supply. The level of supply is calculated by deducting the total number of completions (992 identified in Housing Land Position Report) from the number of dwellings identified in the Structure Plan (i.e. of 1920), equating to a remaining provision of 928. The number of dwellings with planning permission equates to 1268. Therefore, the number of dwellings with planning permission, in addition to the number of dwellings lost, equates to an oversupply of 255 dwellings. Therefore, it is considered that there are sufficient residential planning permissions to meet Rossendale Borough Council's housing requirement to 2016 and that the proposed development would be contrary to Policy 12 of the Joint Lancashire Structure Plan (2001-2016).

As per the policy, contained within the Housing Position Statement (as approved at Executive Committee on 17th August 2005), the proposed development will result in a net gain in the number of dwellings within the borough and is not located within the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative Area or the Rawtenstall Town Centre master plan. Therefore the proposed development is not in accordance with the Housing Position Statement.

Recommendation

That planning permission should be refused for the following reasons:

Reasons

1. It is considered that the development is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of Policy 12 of the Joint Lancashire Structure Plan 2001 – 2016 and the Housing Position Statement.

Development Plan Policies

Policy DS1
Policy DC1
Policy DC4

Structure Plan Policies

Policy 1
Policy 2
Policy 12

