

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 7th September 2021**

Item B2 2021/0028 – 13 Fernhill Crescent Bacup

Since publication of the report, Members' attention is drawn to the following:

Visual Amenity

Garage Conversion

The main host property has not been extended as correctly stated within the report. However, an objection has raised the concern that the garage has been converted into living space. For clarity within the decision making process, it is considered to be expedient to make Members aware of the garage conversion.

Loss of Privacy

In the Committee Report there is reference to the loss of privacy to the conservatory on the rear elevation at No.15. However, the neighbours at No. 15 would wish for the Members to be made fully aware of their concerns with regard to the loss of privacy within their conservatory, dining room and kitchen arising from an occupier at No.13, accessing the rear garden area of No. 13 via the proposed obscurely glazed side door within the eastern side elevation of the proposed extension and from the proposed steps that lead down the side to the garden and proposed decking area.

1.2 Metre (Approximately) Retaining Wall

The occupiers at No.11 Fernhill Crescent have raised an objection to the wording within the Planning History Section of the report that explains the development that was approved at No. 11 under the planning application 2021/0123. This refers to the erection of a retaining wall midway down the rear garden of approx.1.2m in height.

The objection received confirms that only the description of the development as can be viewed on Rossendale Council's Planning Portal should be used. To use any other description of the development is misleading. Therefore for clarity, the original description of the development permitted under 2021/0123 is:

“Proposed landscaping, fencing and minor ground alterations to the rear garden which include extending the rear patio (Part Retrospective)”

Also for the purpose of clarity, the Committee Report does not refer to the terraced area, permitted by application ref: 2021/0023 at No.11 being approx. 1.2m high, only the retaining wall.

The occupiers at No.11 Fernhill Crescent have also pointed out that the Committee Report states with reference to another recent planning application at No.11:

'2021/0017 - Planning permission was granted for construction of a first-floor side extension over existing the converted garage.' They wish to emphasise the side extension is to be constructed over their kitchen and hallway. There is no mention of a garage in their planning application and it has not been a garage in the time they have had ownership. They ask, 'where has this wording come from as it is inaccurate?'

Officer comment: this part of the dwelling at No. 11 appears that it may have been previously converted from a garage. However, whether it has or not, is immaterial to the merits of the planning application under consideration at the adjacent property.

Loss of Views

A concern has been raised by No.15 that they have never objected on the grounds of loss of views. However, the report within section 7, sets out that the objections, states that the objections are a combine summary of all objections received.

As there were 5 letters of objection received within the most recent consultation process, the objections were combined within the report in order to ease the understanding of the concerns raised – many of the concerns raised were of a similar narrative.

Officer Conclusion: The further comments received from neighbours since publication of the Agenda which are outlined above do not change the officer recommendation.

Item B3 2020/0531 – Fieldfare Way, Bacup

Since publication of the agenda, the applicant has withdrawn the application. Therefore, it will not be considered at the committee meeting.

Item B5 2021/0158 - Reed Street, Bacup

Condition 2 listed within the report should be amended to reflect the following drawing numbers:

- 20-1253-100A Location Plan Submitted 19.08.21 to replace 20-1253-100 submitted 11.03.21
- 20-1253-207A Cross sections submitted 19.08.21 to replace 20-1253-207 submitted 11.03.21
- 20-1253- 210A Construction Management Plan submitted 19.08.21 to replace 20-1253-210 submitted 11.03.21
- 2021.08.18-M630-RSB-LAND-01B submitted 19.08.21 to replace 2021.08.18-M630-RSB-LAND-01A submitted 25.06.21
- 2021.08.18-M630-RSB-LAND-02B submitted 19.08.21 to replace 2021.08.18-M630-RSB-LAND-02A Submitted 26.06.21

The change to the drawing numbers does not affect the officer's recommendation.

Mike Atherton
Head of Planning
3 September 2021

