

<b>Application Number:</b>	2021/0419	<b>Application Type:</b>	Householder Application
<b>Proposal:</b>	Householder: Single-storey extensions to the rear and side of the dwelling, including a front porch and attached double garage	<b>Location:</b>	Woodstock Goodshawfold Road Loveclough Rossendale BB4 8QN
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	18/01/2022
<b>Applicant:</b>	Stephen Feber	<b>Determination Expiry Date:</b>	21/01/2022
<b>Agent:</b>	Steve Jackson		

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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>	Yes
<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 Members resolve to grant planning permission subject to the conditions listed in section 10 of this report.

## 2. SITE

The application relates to Woodstock: a detached three-bedroomed bungalow of render and tile construction located on Goodshawfold Road, less than 150m to the west of Burnley Road, in Loveclough. The neighbouring properties surrounding the site (and along Goodshawfold Road) are mostly bungalows of mixed design and materials.

The footprint of the building is an irregular L-shape topped mostly with pitched roofs. A detached flat roof garage is located to the north of the dwelling. A single-width vehicle crossing from Goodshawfold Road serves a substantial area of hardstanding to the front of the property. To the rear of the property is a significant rear garden which extends approximately 65m west from the rear elevation of the dwelling. A substantial part of the rear garden is located outside of the designated urban boundary and is within the countryside.

## 3. PLANNING HISTORY

None

## 4. PROPOSAL

The applicant seeks planning permission to alter the fabric of the original building as follows:

- Demolish the existing flat-roofed section of the original dwelling and replace the existing flat roof garage with an attached double garage topped with a pitched roof;
- Add a rear extension to the original dwelling topped with natural slate pitched roofs, a gable dormer to the rear and a lantern roof;
- Finish the front elevation of the dwelling in stone
- Change the fenestration and entrances to the property.

The proposed scheme would facilitate internal arrangements within the property and increase the number of bedrooms from three to four alongside additional living accommodation. The proposal has been amended following discussions between the case officer and the planning agent.

The proposed scheme also includes the following works which are considered to constitute permitted development:

- Erect a 2m high fence along the northern boundary of the rear garden, with 1m high fencing along sections of the party boundaries to the front of the property;
- Remove a section of the boundary wall fronting the highway.

## 5. POLICY CONTEXT

### National

National Planning Policy Framework (2021)

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

## **Development Plan Policies**

Rossendale Local Plan 2019 to 2036

Strategic Policy SS: Spatial Strategy

Strategic Policy SD1: Presumption in Favour of Sustainable Development

Strategic Policy SD2: Urban Boundary and Green Belt

Strategic Policy ENV1: High Quality Development in the Borough

Policy ENV3: Landscape Character and Quality

## **Other Material Planning Considerations**

National Design Guide

RBC Alterations and Extensions to Residential Properties SPD

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

## **6. CONSULTATION RESPONSES**

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

## **7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order eight neighbouring properties were notified by letter on 19/07/2021 and a site notice was also posted on 26/08/2021.

Three objections were received from those consulted, raising the following issues:

- The size and scale of the proposed extensions are excessive and the appearance proposed dwelling would not be in keeping with neighbouring properties;
- Loss of privacy resulting from the proposed balcony;
- The height of the proposed boundary fence is excessive and would result in undue levels of overshadowing, significantly reduce the amount of daylight/sunlight enjoyed by neighbouring properties and would significantly harm the outlook of neighbouring properties;
- The height and scale of the proposed boundary fence would be visually detrimental to the local area and should be reduced to 1.5m in height;
- Impact on wildlife resulting from vegetation clearance;
- Lack of information / inaccurate plans;
- The height of the proposed extension would have a detrimental impact on the environmental aspirations of a nearby neighbouring property.

The following non-material planning considerations were also raised:

- Loss of property value;
- Loss of views.

## **8. ASSESSMENT**

The main considerations of the application are:

1. Principle
2. Visual Amenity
3. Neighbour Amenity
4. Access, Parking and Highway Safety

### Principle

Part of the rear garden associated to Woodstock is located within the countryside, however the remaining garden area and dwellinghouse is located within the defined urban boundary, where all new development in the Borough should take place.

Having regard to the proposed works and their location within the urban boundary, it is considered that an extension to this residential property is acceptable in principle.

### Visual Amenity

When taken as a whole, the proposed development would represent a significant addition to the original dwelling, nevertheless, it is not considered that the proposal would dominate the original building owing to its size, siting and design. The proposed scheme as amended has been significantly reduced in scale and massing from that originally proposed, and the ridge height of the proposed dwelling would only be marginally higher than the maximum height of the original dwelling.

The proposed scheme would remove the flat-roofed extensions/buildings of the original dwelling which are considered to be detrimental to the character and appearance of the property. The proposal would also replace the render to the front elevation of the dwelling with natural stone – improving further the visual appearance of the original dwelling.

Overall, the proposed scheme would retain the original dwelling's appearance as a single-storey bungalow and would achieve a high standard of design resulting in a betterment of the original dwelling. It is considered that the proposal would not detract from the character of the original dwelling or detract from the appearance of the street scene.

Concerns have been raised over the visual impact of the proposed fencing to the boundaries of the site, however the scheme as amended shows the height of the proposed fencing reduced to the maximum heights allowed under permitted development rights.

In light of the above, the proposed scheme is considered to be acceptable in terms of visual amenity.

### Neighbour Amenity

Objectors' comments are noted, however it is not considered that the proposed scheme as amended would result in any unacceptable impact on the daylight, privacy or outlook enjoyed by the occupants of any neighbouring residential properties.

The proposed dwelling would remain a single-storey detached bungalow. The rear balcony originally proposed has been removed and replaced by a gable dormer, nevertheless, owing to the dormer's position and distance from neighbouring properties, it is not considered that the proposal would permit unacceptable levels of overlooking into the gardens of neighbouring properties.

As noted above, the proposed boundary fencing around the perimeter of the site has been reduced to the maximum heights allowed under permitted development rights and therefore the proposed boundary treatments are considered to be acceptable.

In light of the above, the proposed scheme is considered to be acceptable in terms of neighbour amenity.

#### Access, Parking and Highway Safety

Owing to the very limited capacity for on-road parking on Goodshawfold Road, the Local Highway Authority have advised three adequately sized parking spaces should be provided within the curtilage of the dwelling to accommodate the increase in the number of bedrooms at the property from three to four.

The Highway Authority has noted the proposed double garage can only be counted as one parking space owing to the size of the driveway, nevertheless, the remaining area of hardstanding to the front of the property would provide sufficient space for a further two parking spaces.

As such, the Local Highway Authority has no objection to the proposed scheme subject to a condition.

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

The proposed development is acceptable in principle and would not unduly affect visual amenity, neighbour amenity, or highway safety. The development accords with the National Planning Policy Framework, Policies SS, SD1, SD2, ENV1 and ENV3 of the Rossendale Local Plan 2019 to 2036 and the Council's Alterations and Extensions to Residential Properties SPD.

### **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:

- Planning application forms signed and dated 7<sup>th</sup> July 2021.
- The submitted plans:
  - Location Plan received 7<sup>th</sup> July 2021;
  - Existing and Proposed Site Plan drawing no. RF009 / R02 received 21<sup>st</sup> December 2021;
  - Proposed Ground Floor Plan drawing no. RF001 / 02 received 21<sup>st</sup> December 2021;
  - Proposed Roof Plan drawing no. RF002/02 received 21<sup>st</sup> December 2021;
  - Proposed First Floor Plan drawing no. RF002/03 received 21<sup>st</sup> December 2021;
  - Graphic Elevations drawing no. RF004/01 received 21<sup>st</sup> December 2021;

- Proposed Elevations drawing no. RF006/01 received 21<sup>st</sup> December 2021.

Reason: To define the permission and in the interests of the proper development of the site.

3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. The proposed development should not be brought into use unless and until the parking areas, including any proposed garage, shown on the approved plans have been constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure that satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

## 11. **INFORMATIVES**

1. Standard approval informative.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>