

Application Number:	2022/0468	Application Type:	Full Application
Proposal:	Concrete Garage	Location:	Plot 1 Garage Site New Road Waterfoot Rossendale
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	23 rd May 2023
Applicant:	Mr Philip Heap	Determination Expiry Date:	05.04.23 EofT 24.05.23
Agent:			

Contact Officer:	Caroline Callow	Telephone:	01706 252432
Email:	planning@rossendalebc.gov.uk		

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

1. RECOMMENDATION

That Permission be approved subject to the conditions contained within Section 10 of the Report.

2. THE SITE

The application site is located in a small garage court on the south side of New Road. To the north are residential dwellings and to the east, west and south the land is tree covered. Access to the 6 plots is from New Road. There are 4 existing wooden garages on the site.

3. RELEVANT PLANNING HISTORY

X/1991/183 Repositioning of garages and formation of carpark- Approved
X/2002/444 Erection of 1 replacement single detached timber garage- Approved

4. PROPOSAL

The proposal is to erect a single garage 6.17m in length and 2.57m wide. It will be constructed with Steel reinforced, machine vibrated concrete panels with Derbyshire aggregate multi-spa chippings to exterior and steel roof sheets with a maximum height of 2.44m. It will have an up & over door.

5. **POLICY CONTEXT**

National

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 6 Building a Strong Competitive Economy
Section 12 Achieving Well Designed Places

Development Plan Policies

Rossendale Local Plan 2019-2036

SS Spatial Strategy
ENV1 High Quality Development in the Borough

Other Material Considerations

National Planning Practice Guidance

6. **CONSULTATION RESPONSES**

LCC Highways: Do not wish to raise any objections to the proposals. It should be noted that if this garage were to be built within the curtilage of a dwelling and to be included within the parking allocation it would not be considered to be wide enough.

7. **NOTIFICATION RESPONSES**

The application was advertised by sending individual letters to surrounding properties and by posting a site notice near to the building on 15/02/23

No representations have been received.

8. **ASSESSMENT**

The main issues for consideration in this instance are:

- a) Principle
- b) Visual Impact
- c) Neighbour Amenity
- d) Highway issues

Principle

The proposal is located within the designated Urban Boundary and the principle of erecting a garage within this garage site is considered acceptable.

Visual amenity

The prefabricated garage will be appropriate in a garage site and the size will be acceptable. The proposal is therefore considered acceptable on the grounds of visual amenity.

Neighbour Amenity

The proposal will not impact on the light or other amenity as the proposed garage is well separated from nearby residential properties.

Highway Safety

There are no objections on highways grounds to the proposal.

9. CONCLUSION

The proposed development would be acceptable in principle and would not be detrimental to residential, visual amenity or highway safety.

10. RECOMMENDATION

Approve subject to the following conditions:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

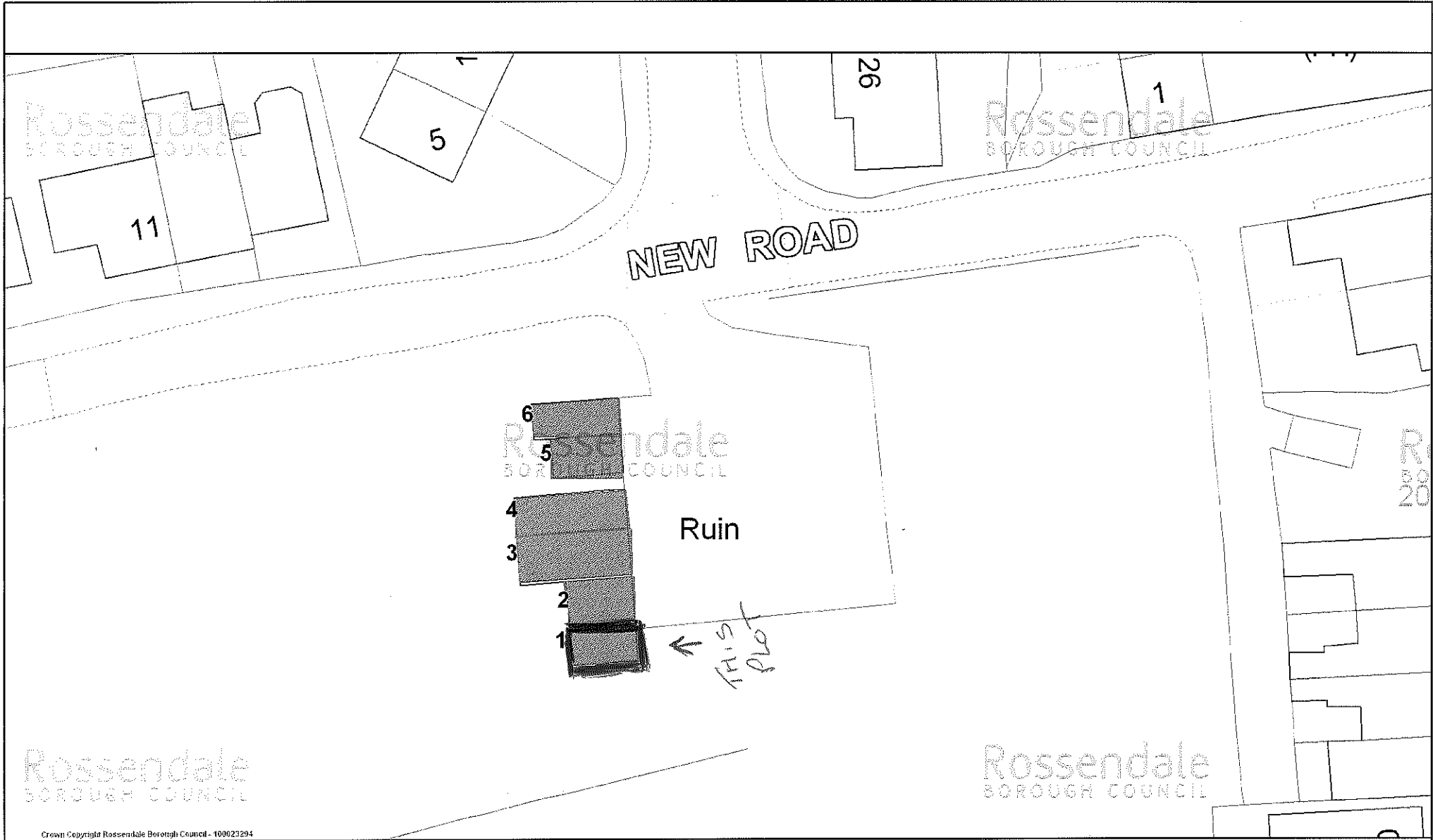
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Location Plan received 08.02.23
Garage Plan received 08.02.23
Specification received 23.01.23
Elevations and plan received 23.01.23

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

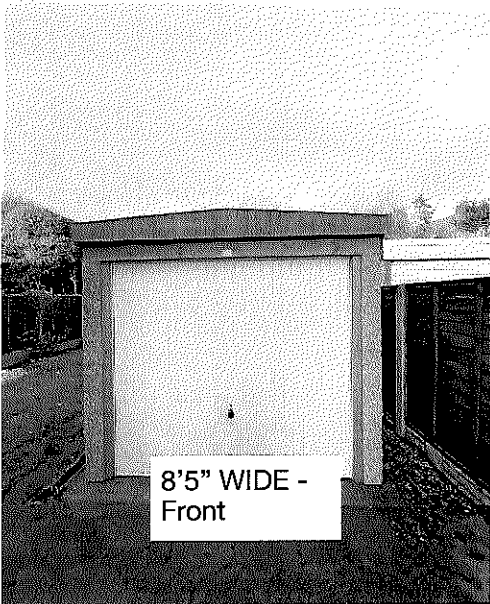
Informative

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



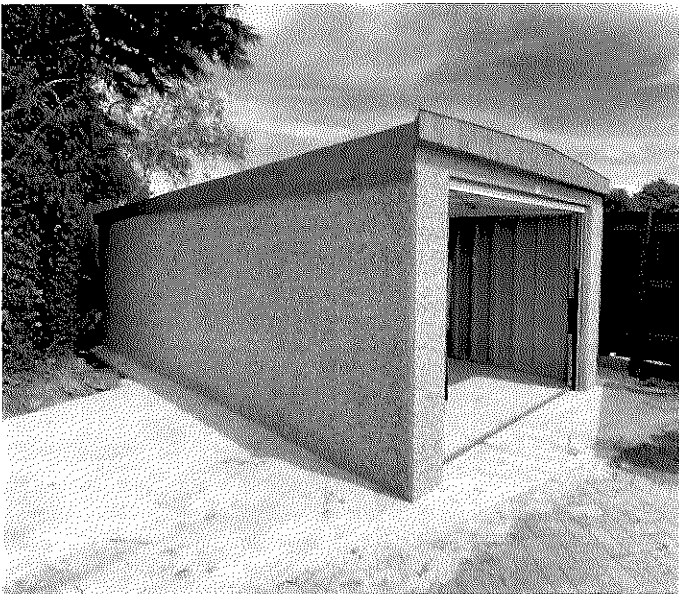
Crown Copyright Rossendale Borough Council - 100023294

PHIL HEAP - access door can be positioned more or less anywhere.



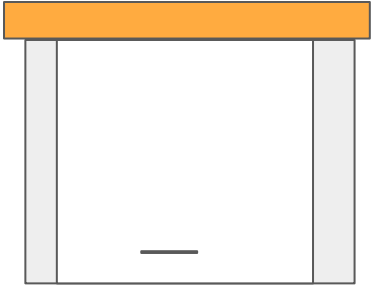
8'5" WIDE -
Front

WIDTH 2.57m



20'3 side

~~WIDTH~~
LENGTH
6.17m



2.57M

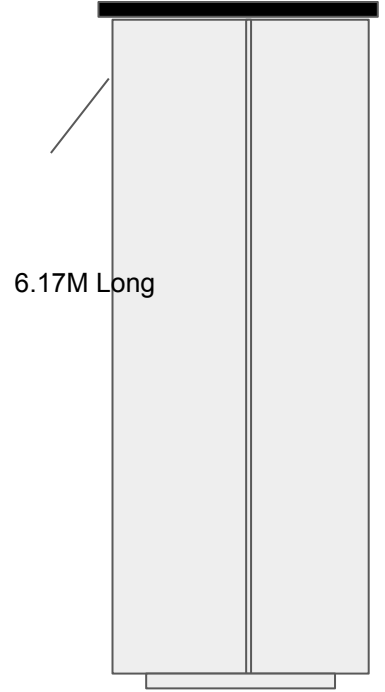
FRONT ELEVATION



6.17m -left and right



REAR ELEVATION



6.17M Long

2.57m
Plan view





New Road
Garage Site

EHE 244

T292 W6