

<b>Application Number:</b>	<b>2023/0072</b>	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full: Construction of a reinforced concrete base slab and build a concrete bolt together sectional double garage	<b>Location:</b>	Green Hill Garage Site, Green Hill Road, Bacup
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	23/05/2023
<b>Applicant:</b>	Mr Terence Mooney	<b>Determination Expiry Date:</b>	26/05/2023
<b>Agent:</b>			

<b>Contact Officer:</b>	<b>Claire Bradley</b>	<b>Telephone:</b>	<b>01706238636</b>
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	No
<b>Member Call-In</b> Name of Member: Reason for Call-In:	No
<b>3 or more objections received</b>	No
<b>Other (please state):</b>	<b>Yes – Council Owned Land</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**

Approval subject to the conditions set out in this report.

## 2. **SITE**

The application relates to two vacant plots on a Council owned garage site located at the junction of Greenhill Road and Rockliffe Road. There are a number of garages on the garage site. The current access is hard surfaced.

The site is located within the urban boundary, and within a predominantly residential area.

## 3. **RELEVANT PLANNING HISTORY**

X/1990/743 – Erection of Garage: Approved

X/1991/121 - Erection of Garage: Approved

## 4. **PROPOSAL**

Planning permission is sought for the construction a concrete slab and the erection of a double garage. The proposed garage is for personal use by the applicant to undertake vehicle maintenance and repairs.

The proposed garage has dimensions of 6 metres (L) x 6 metres (w) with a height of 2 metres to eaves and a ridge height of 2.5 metres, and is located on two plots within the garage site.

The front elevation contains two garage doors.

## 5. **POLICY CONTEXT**

### **National**

#### **National Planning Policy Framework**

Section 2 Achieving Sustainable Development

Section 4 Decision Making

Section 11 Making Effective Use of Land

Section 12 Achieving Well Designed Places

### **Development Plan Policies**

#### **Local Plan**

SS: Spatial Strategy

SD1: Presumption in Favour of Sustainable Development

SD2: Urban Boundary and Green Belt

ENV1: High Quality Development in the Borough

TR4: Parking

### **Other Material Planning Considerations**

National Design Guide

National Planning Practice Guidance

## 6. CONSULTATION RESPONSES

Consultee	Summary of Comments received
LCC Highways	No objection
RBC Property Services	No objection

## 7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 06/04/202. There were no neighbours adjacent to the site

There are no objections

## 8. ASSESSMENT

The main considerations of the application are:

- 1) Principle;
- 2) Visual Amenity
- 3) Residential Amenity;
- 4) Access, Parking and Highway Safety.

### **Principle**

The proposed development is located within the urban boundary, where the Local Plan seeks to locate the majority of new development.

As domestic garages are normally considered appropriate in predominantly residential locations such as this, the proposals are considered to be acceptable in principle.

### **Visual Amenity**

The garage will be partially visible from Green Hill Road when approaching the site, however, this will be viewed amongst the other garages on the site.

The proposed garage will be a sectional double garage with a pebble dashed appearance, with a timber felted roof

The development is acceptable and will not impact upon the character, or appearance of the surrounding area and to this end will reasonably satisfy the relevant requirements of the Rossendale Local Plan and the NPPF.

### **Neighbour Amenity**

The application site is located at a distance of 20 metres from the dwellings on Pine Street. The garage is to be for personal use.

The proposed garage will not significantly affect the level of light, outlook or privacy currently received by residents of any of the surrounding properties.

The development is acceptable in terms of residential amenity with the proposed conditions and is in accordance with the Rossendale Local Plan and the NPPF.

## Highway Safety

It is not envisaged that the proposals will give rise to any undue highway safety concerns. There is provision within the site for the turning of vehicles and consequently vehicles will be able to enter and leave the site in forward gear.

The proposals have been assessed by the Highway Authority who consider them to be acceptable.

### 9. SUMMARY REASON FOR APPROVAL

The proposed development is acceptable in principle, and subject to conditions would not unacceptably detract from visual amenity, neighbour amenity or highway safety. As such, the scheme accords with the National Planning Policy Framework and the Council's adopted Local Plan.

### 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 plans and documents unless otherwise required by the conditions below:

- Application form signed and dated 10/02/2023
- Location Plan (22-55-01) received 30/03/2023
- Proposed Elevations received 30/03/2023

Reason: To ensure the development complies with the approved plans and submitted details.

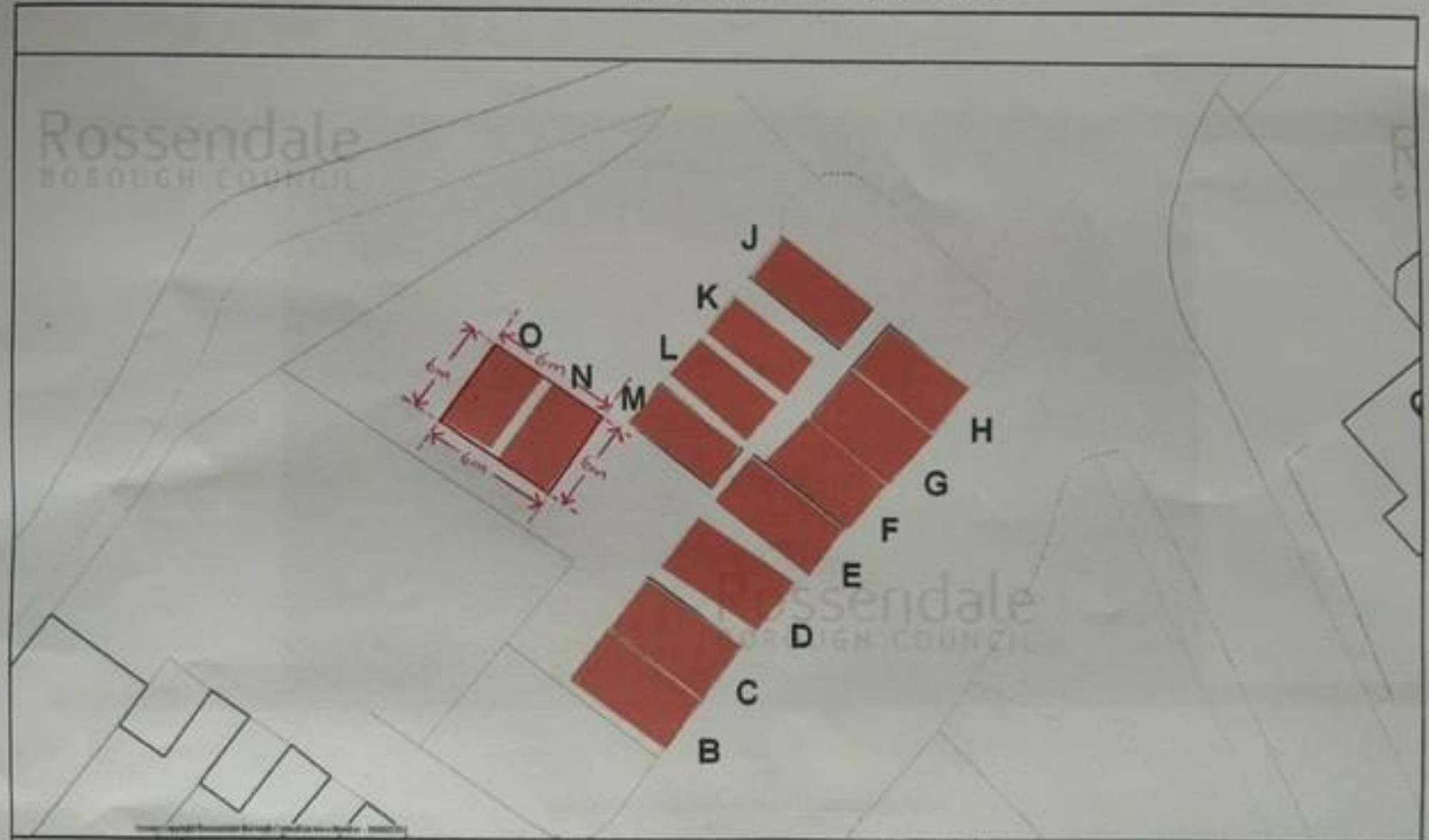
3. The garage hereby permitted shall only be used for domestic purposes and the garage shall not be used for any trade or business purposes.

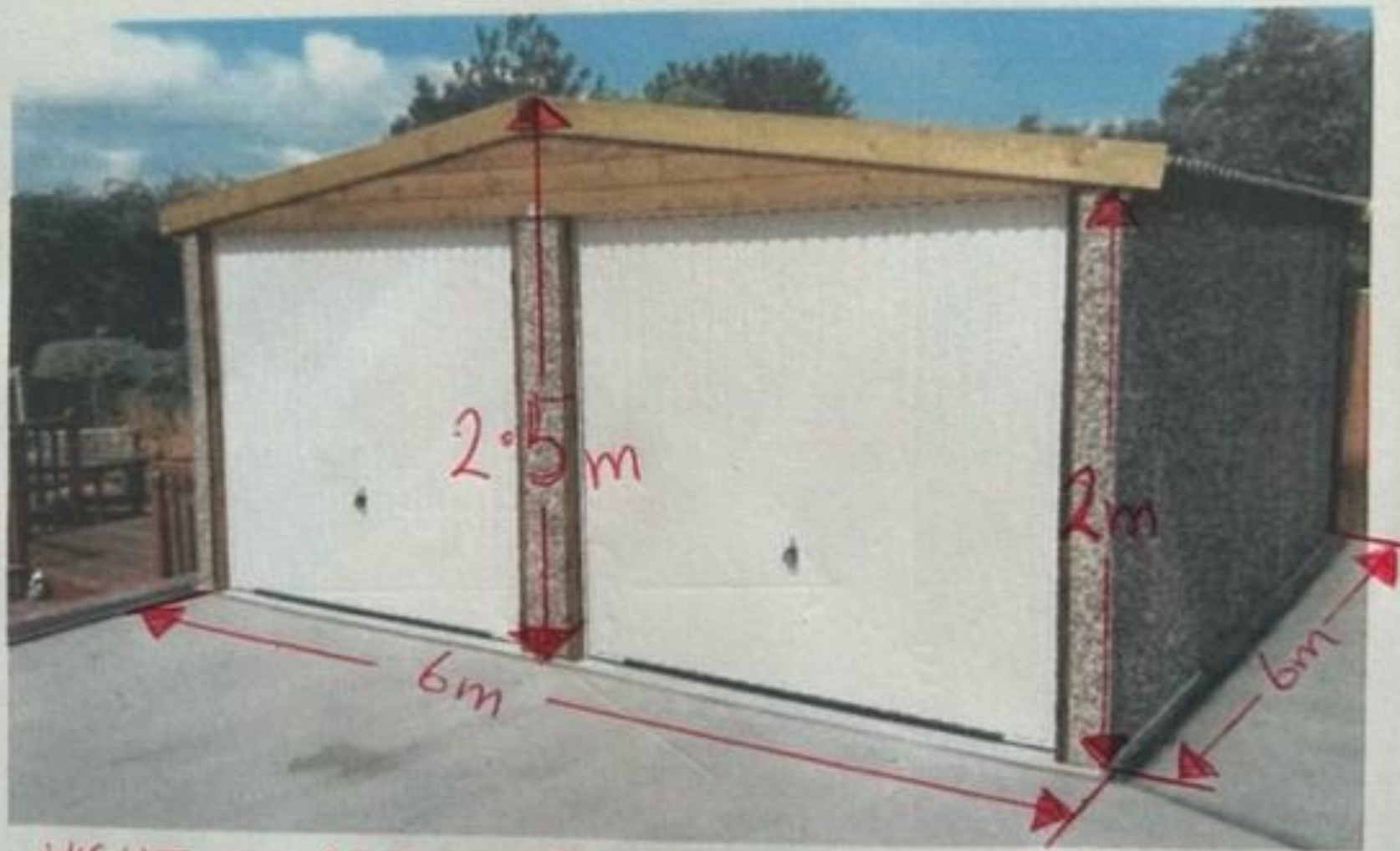
Reason: In order to safeguard the residential amenity and character of the area

### 11. INFORMATIVES

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.

PLOTS 'O' AND 'N' ARE THE TWO THAT I WANT TO BUILD ON





HIGHT TO APEX = 2.5 metres  
FLOOR AREA = 6m x 6m  
HIGHT OF PANELS = 2 m







