

Application Number:	2024/0118	Application Type:	Full
Proposal:	Garage	Location:	Plot 7 Garage Site Mark Street Stacksteads Bacup
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	21/05/2024
Applicant:	Mr Michael Eastwood	Determination Expiry Date:	16/05/2024 EOT agreed until 07/06/2024
Agent:	None		

Contact Officer:	Chris Beebe	Telephone:	01706 217777
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	Council Owned Site
Outside Officer Scheme of Delegation	Yes
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been considered 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 planning permission be approved subject to the conditions set out in Section 10 of this report.

2. THE SITE

The application site is located to the west of Mark Street in Bacup. The wider site is a Council Owned garage site that contains a number of existing garages. The application site is a small plot located between two existing garages.

The immediate locale contains both commercial and residential properties with housing bounding the garage site to the north and east.

The site is located within the Urban Boundary,

3. RELEVANT PLANNING HISTORY

X/1991/483 – Erection of Garage

4. PROPOSAL

The application seeks permission to erect a single detached garage. The garage would be used for the storage of domestic vehicles.

The garage will have a footprint of 2.7m by 6.4m and will have a dual pitched roof attaining a ridge height of 3.9m. The garage will feature a steel door. The garage will be constructed from wood with a steel/fibre cement roof.

The garage will be accessed form Mark Street using the existing site access.

5. POLICY CONTEXT

National

National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 6 Building a strong, competitive economy
- Section 12 Achieving well-designed places

Development Plan

Local Plan 2019-2036

- SS Spatial Strategy
- ENV1 High quality Development in the Borough
- TR4 Parking

Other Material Planning Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

LCC Highways – No objections see below

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 4/4/2024 expiring on 25/4/2024.

No representations have been received.

8. ASSESSMENT

Principle

The site is located within the Urban Boundary as defined by the Rossendale Local Plan within a site used for garages and is therefore acceptable in principle.

Visual Amenity

The proposed garage is apposite in terms of scale and design according with the character of the site which consists of similar garages in terms of both scale and design.

The proposed garage will occupy a plot adjacent to similar garages and will constitute an unobtrusive feature in the street scene.

The materials proposed are considered appropriate and this will be controlled via condition.

The garage will be located in an unobtrusive location according with the local vernacular and is acceptable with regard to design and impact upon the visual amenities.

Residential Amenity

The proposed garage will be used for domestic purposes only and as such is unlikely to have a significant detrimental impact on the amenity of neighbouring occupiers. The domestic use of the garage will be controlled via condition.

Furthermore, the garage is separated by 15m from the nearest dwelling house with trees being located between the garage and the nearest house further mitigating impact.

The garage is located in an area containing a number of similar garages and as such it is not considered that the proposed garage will cause significant harm to neighbours in terms of noise or disturbance.

Highways and Parking

The garage is in a sustainable location and will utilise an existing access and is unlikely to significantly increase vehicular movements in the locality.

The proposal is therefore considered acceptable in respect of Highway safety and parking.

LCC Highways do not object and comment as follows:

“Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.”

9. CONCLUSION

The proposed development is acceptable in terms of principle, visual amenity, neighbour amenity and highway safety and therefore is acceptable and in accordance with the Rossendale Local Plan in and the NPPF.

10. RECOMMENDATION

That planning permission be approved subject to the following 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:

Signed application form dated 20/3/2024

Garage finished drawing 1 received 21/03/24

Garage finished drawing 2 received 21/03/24

Garage Galvanised Steel received 21/03/24

Garage Fibre Cement received 21/03/24

Garage location Plan Red received 21/03/24

Location Plan received 21/03/24

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

3. The garage shall be used for domestic vehicular parking only and not for the operation of any form of business.

Reason: In the interests of Highway Safety and amenity.

Informatives

1. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable

amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. Work on an existing wall shared with another property;
2. Building on the boundary with a neighbouring property;
3. Excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available free of charge from: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

Location Plan

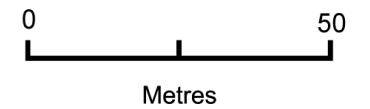
Site Address: Easting: 384995 Northing: 421677

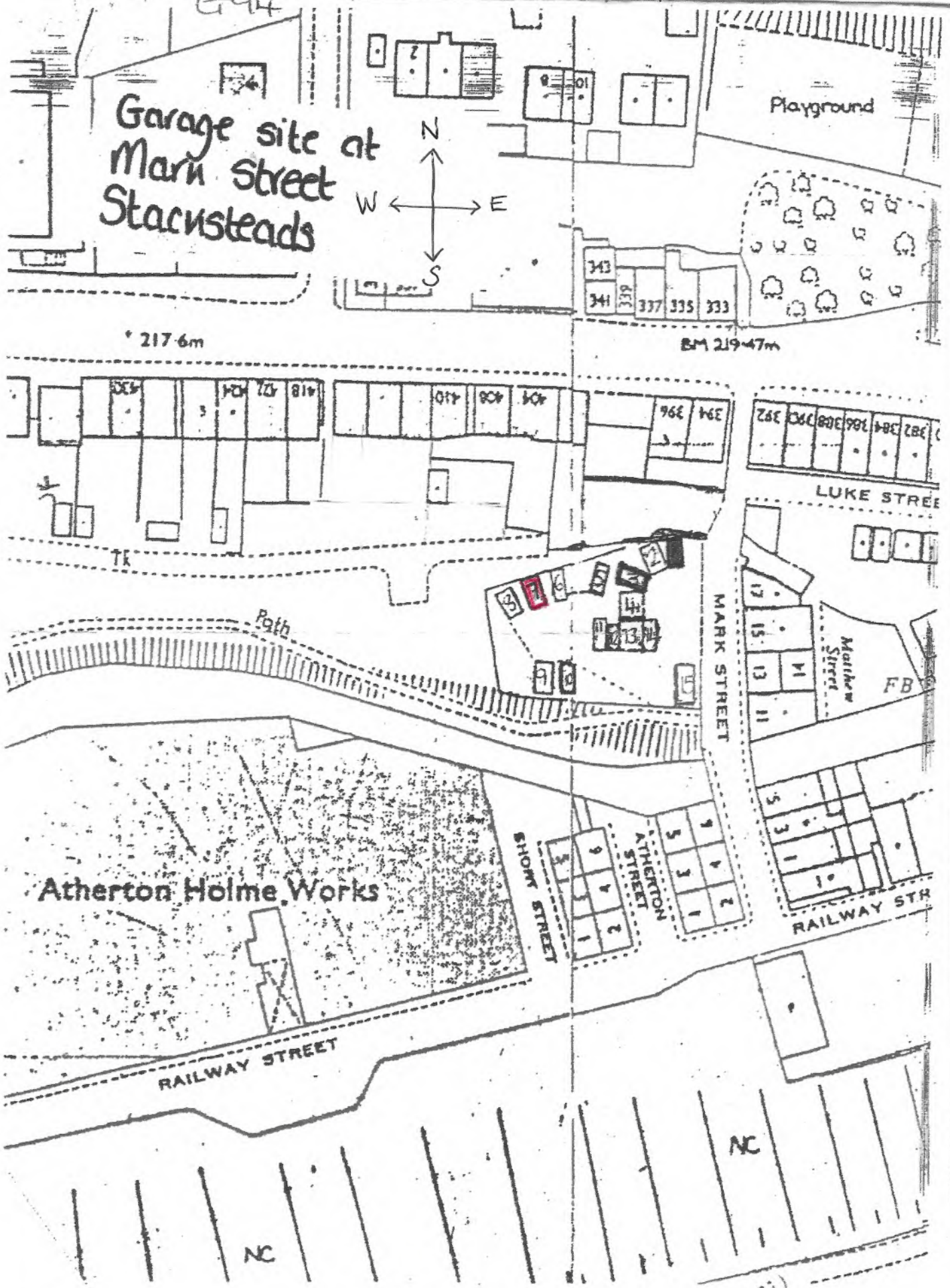
Date Produced: 21-Mar-2024

Scale: 1:1250 @A4



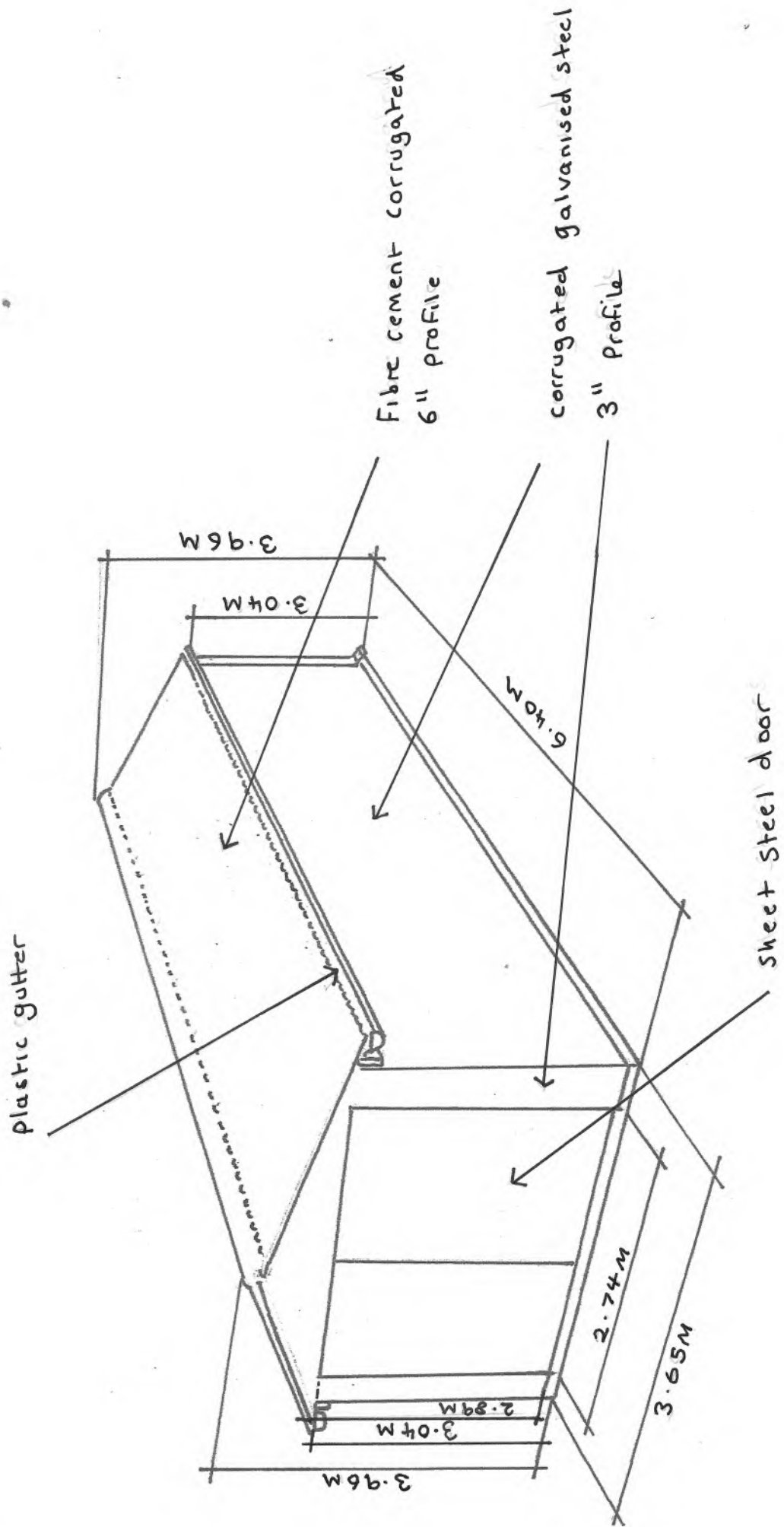
Planning Portal Reference: PP-12911191v1





* GARAGE PLOT IN RED

TOWNTOWN



24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Rossendale	Rossendale Borough Council,	18/03/24
Borough	The Business Centre	
Council	Futures Park, Bacup, OL13 0BB	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Michael Gaswood.



Fibre cement roof panel
6" profile



Galvanised Steel 3"
profile

