

Application Number:	2024/0145	Application Type:	House Holder
Proposal:	Side extension to house wet room and boiler plus sitting area	Location:	76 Burnley Road, Rawtenstall, Rossendale, BB4 8EW
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	23/07/2024
Applicant:	Mr Zenab Khan	Determination Expiry Date:	24/06/2024 EOT agreed until 30/07/2024
Agent:	Mr David Hancock (Cllr)		

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

REASON FOR REPORTING	
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):	The agent Mr D Hancock is an Elected Member

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 a terraced, stone built, 5 bedroom dwelling house with accommodation over 3 floors.

The property has a walled garden to the front bounding Burnley Road. The garden is enclosed by walls/hedges.

The dwelling has no in-curtilage parking provision.

The character of the surrounding locale is predominately residential although a Petrol Filling Station is located opposite the application site.

The surrounding residential properties are mixed in character with stone being the preeminent building material.

The site is located within the Urban Boundary.

3. RELEVANT PLANNING HISTORY

None

4. PROPOSAL

Permission is sought to construct a single storey side extension.

The extension will be constructed from stone and slate to match the existing house.

The existing outrigger which is narrower than the proposed extension but with a similar sideward projection will be removed.

The extension will project 1.6m from the southern gable elevation of the existing house abutting the common boundary with the ginnel to the south. The extension will run the full length of the house.

The extension is single storey with a slate mono pitched roof and will be constructed from stone to match the original house. The roof will finish under existing first floor windows. The inclusion of a pitched rather than flat roof is consistent with the SPD.

The extension contains no windows or openings.

The accommodation will be used for a wet / boiler room and to extend the dining area.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Development Plan

Local Plan 2019-2036

SS Spatial Strategy
ENV1 High quality Development in the Borough
TR4 Parking
HS9 House Extensions
ENV9 Surface Water Run Off, Flood Risk, sustainable drainage and Water Quality

Supplementary Planning Guidance

Alterations and Extensions to Residential Properties

Other Material Planning Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

Cadent Gas – no objection.

Rosendale Civic Trust

“Dear Sirs,
Having just received the agenda for the next Development Control Meeting, I ought to bring to your attention that the application 2024/0145 is for 76 Burnley Road Rawtenstall but the plan shown on the report to DC refers to no. 78 Burnley Road, which is of a completely different design. I trust that this will be corrected before a site visit, and the DC meeting.”

The applicant has submitted an amended plan identifying the correct site and neighbours were re-consulted.

7. REPRESENTATIONS

Letters sent to neighbours expiring on 10/07/2024 – no representations received.

8. ASSESSMENT

Design

The proposal is of an acceptable scale and design.

The extension is subservient to the original house in terms of scale while the design compliments the appearance of the house in terms of height, fenestration and roof detail.

The materials to be used will match existing finishes and this will be secured by condition.

Effect on the street scene and the character of the area

The design of the extension compliments the existing house and is of an appropriate scale.

The pitched roof design is appropriate at this type of dwelling and is harmonious to the original house.

Proposed materials match the existing house and conditions will be attached to ensure matching materials are used.

The construction of the extension will allow apparatus associated with the boiler to be housed internally where as it is currently located externally. This will bring about visual improvement.

The extension does not cause harm to visual amenity and will harmonise with the original dwelling.

Residential Amenity

Given the location, size and height of the proposal in relation to neighbouring properties, it is considered that day light at neighbouring houses would not be significantly restricted to the detriment of residential amenity. Nor can the extension be considered to be an over dominant form of development.

The rear extension matches the existing outrigger in terms of projection. Furthermore, the gable of the dwelling closest to the application site facing the extension is blank.

No additional windows or opening are proposed and as such neighbour's privacy will not be impacted.

The design of the extension will render it acceptable regarding impact upon the amenity of neighbours

It is considered the proposal causes no significant harm to the amenities of neighbouring occupiers.

Parking Provision / Highways

The house currently benefits from no in-curtilage car parking spaces - a position that will not change.

The proposed development which is small in scale and proposes no additional bedrooms is unlikely to give rise to significant numbers of additional vehicular trips or to significantly increase demand for on street car parking.

It should also be noted that the site is located within a sustainable location and that on street parking is available in the immediate locale.

The proposal is acceptable with regard to parking and highway safety.

Private Amenity Space

The proposals will have minimal impact upon current levels of private amenity space.

Flood Risk

The house is located in Flood Zone 3 (highest risk). An FRA has been submitted which details construction methods that will minimise risk / damage from flooding and means of escape should flooding occur.

The statement reads as follows:

Flood prevention proposed

“The development is on a site which is a risk of flooding, zone 3 The existing house is raised by approximate 300mm above the general level this is increased on the side of the house where the proposed extension is sited. The ground level proposed to similar to the ground floor level of the house. The floor is solid construction and the boundary walls are continuous with no window or door openings so the water damage would likely be restricted to drain positions of which only the wet room drain outlet is at floor level and would be a risk.. All timber work at ground level would be from the solid.”

Means of Escape in the event of Flooding

“The main area of flooding would be on Burnley Road being defined as zone 3 the nearby area is of a reduced flood risk. A personal flood plan will be recommended to the residents to ensure they are aware of the possible risks.”

It should also be noted that the proposed extension largely replaces existing structures and that the extension is modest in size. Given this and the measures detailed above the extension which merely enlarges an existing dwelling house is considered acceptable with regard to flood risk.

9. CONCLUSION

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

10. RECOMMENDATION

Approve with Conditions

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 planning application form and the following drawings and documentation unless otherwise required by the conditions below:

76 BURNLEY ROAD RAWTENSTALL LANCASHIRE BB4 8EW (REC12/4)

16009 1 EXISTING ELEVATIONS (REC12/4)

16009 2 EXISTING PLANS (REC 29/4)

16009 3 PROP ELEVATIONS (REC12/4)

16009 4 PROPOSED PLAN (REC12/4)

FLOOD RISK ASSESSMENT

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

3) The following external materials shall be used

- natural coursed stone to be used on the elevations
- natural slate to be used on the roof of the extension

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

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.

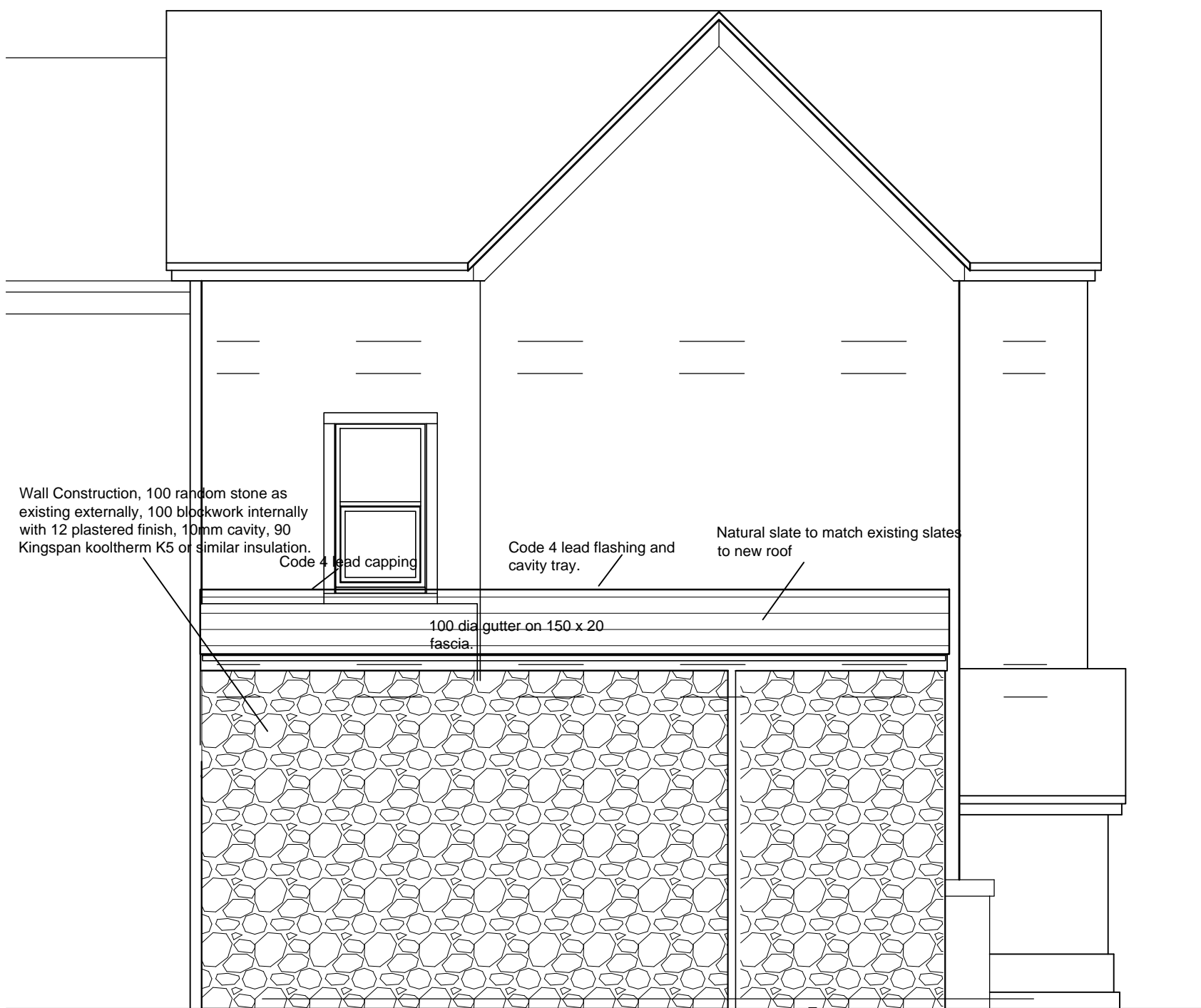
2) The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

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>

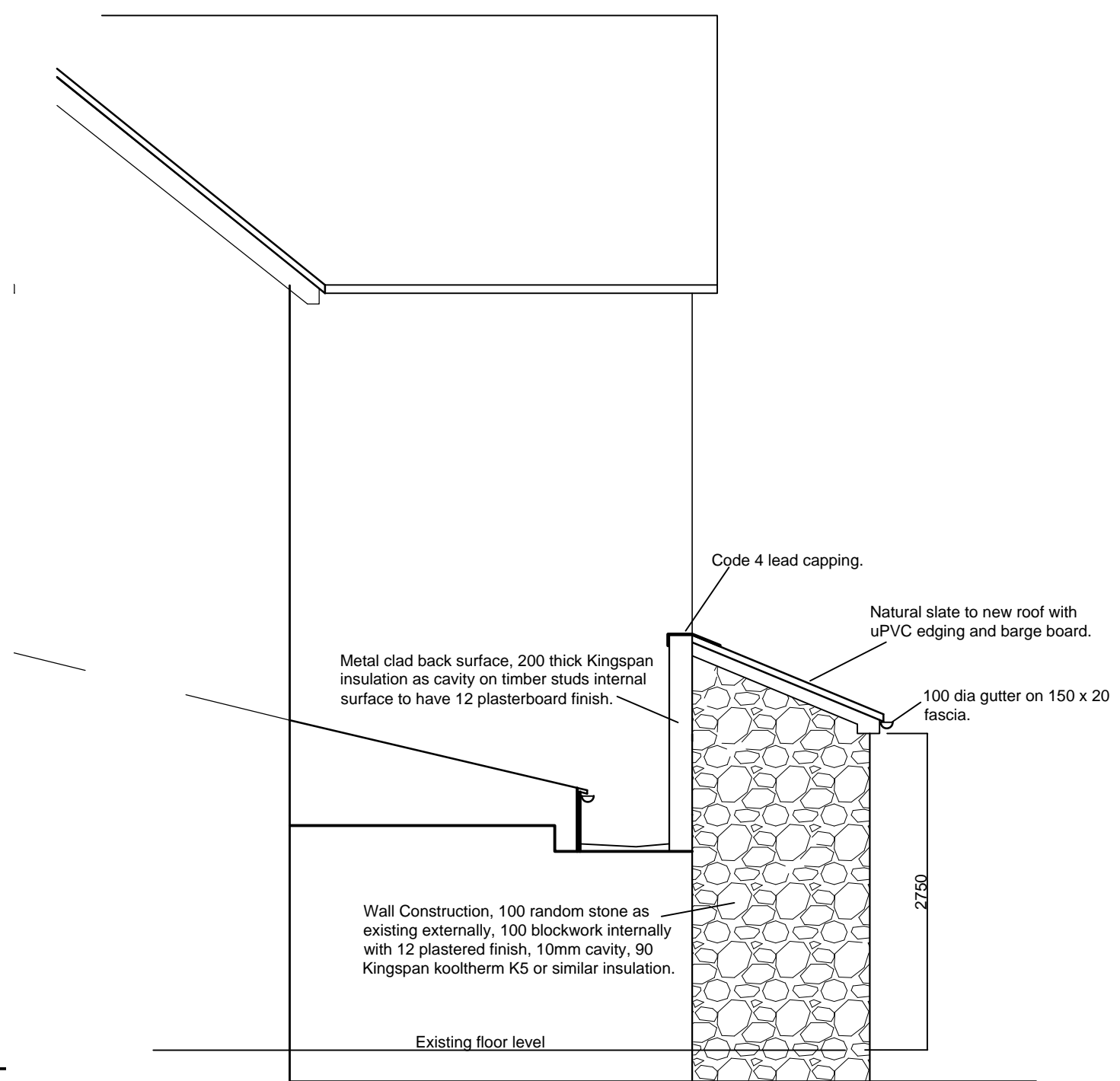


Proposed Front Elevation



Proposed Side Elevation

to back entry



Proposed Rear Elevation

Drawing
Proposed Elevations

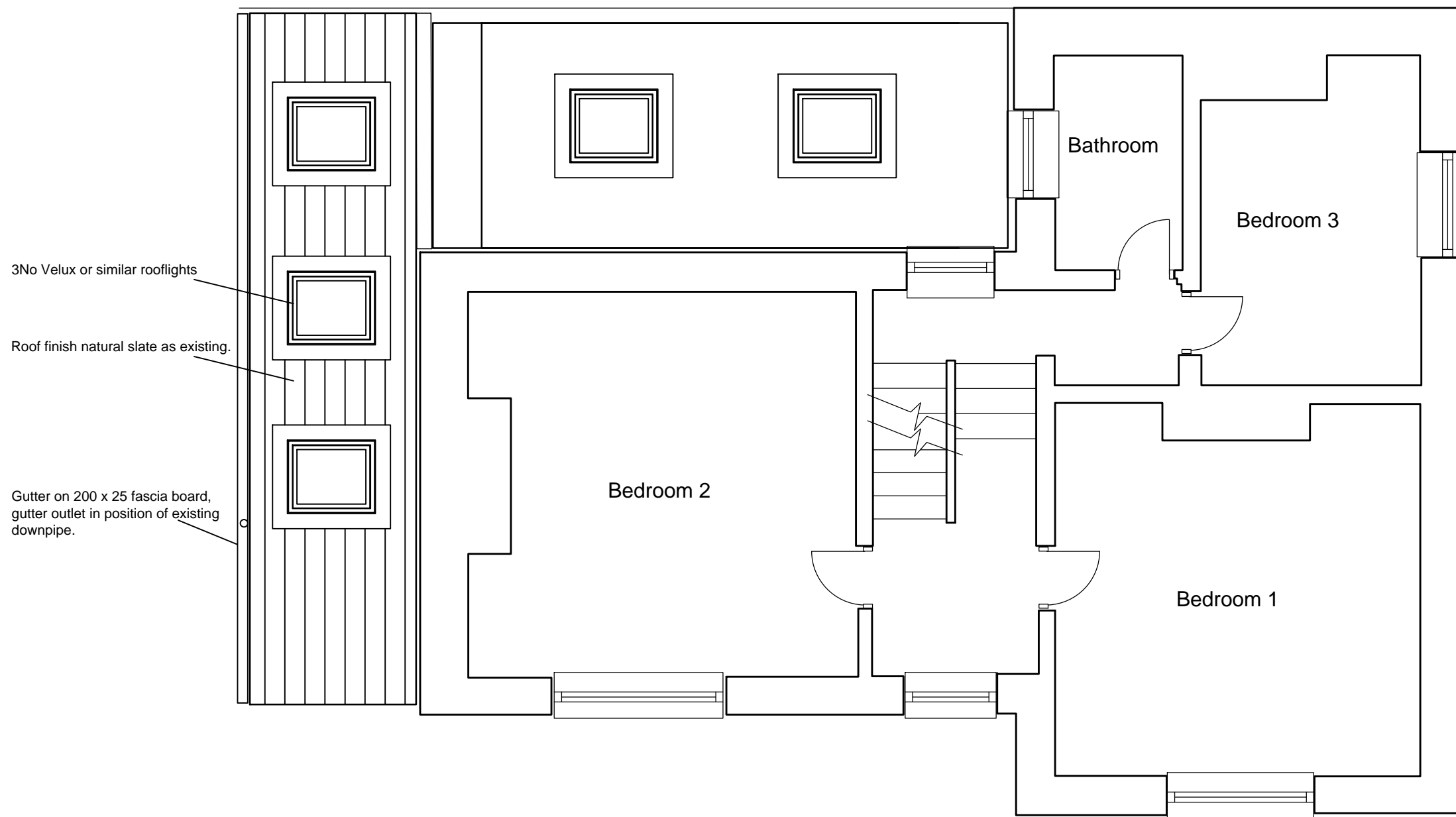
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76 Burnley Road, Rawtenstall

Client

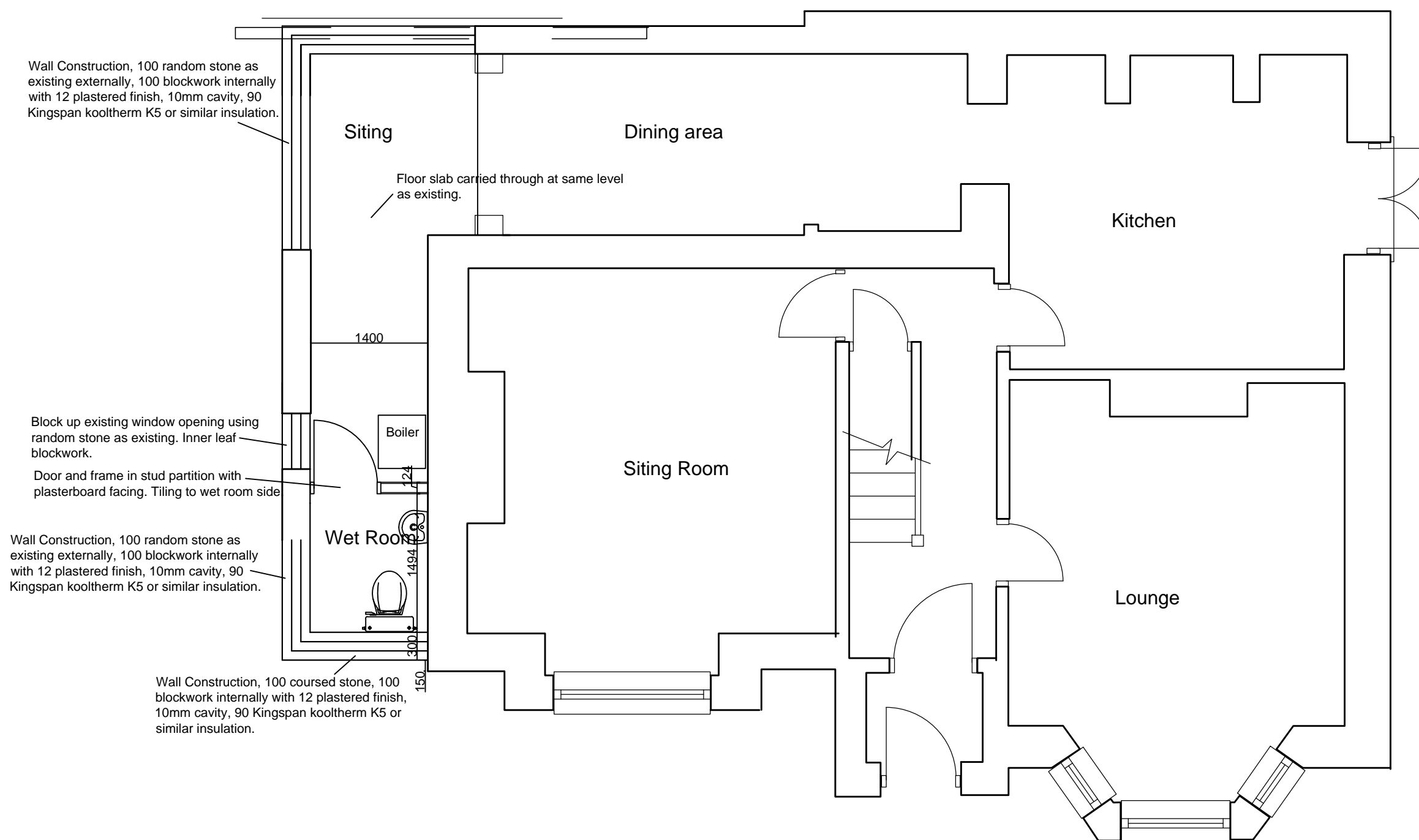
Dwg No
16009.3

Scale
1:50

DJ Hancock Design
22 Croft Street
Bacup
Lancashire
Tel 01706 563502
Mob 07599 008 791



First Floor



Ground Floor

Drawing
Proposed Plan

Address
76 Burnley Road, Rawtenstall

Client

Dwg No
16009/4

Scale
1:50

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22 Croft Street
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Mob 07599 008 791



