

<b>Application No:</b> 2006/402	<b>Application Type:</b> Full
<b>Proposal:</b> Erection of a single-storey extension to south elevation	<b>Location:</b> Balladen House, Union Road, Rawtenstall
<b>Report of:</b> Team Manager Development Control	<b>Ward:</b> Longholme <b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 12 September 2006
<b>Applicant:</b> Lancashire Care NHS Trust	<b>Determination Expiry Date:</b> 15 September 2006

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	X
Member Call-In	
Name of Member:	
Reason for Call-In:	
3 or more objections	X
Other (please state) .....DEPARTURE	X

### 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.

### APPLICATION DETAILS

#### 1. The Proposal and the Site

The applicant seeks approval for the construction of a single storey extension to the south side of Balladen House, a four storey building, which is part of Rossendale General Hospital. The extension will measure 2m deep x 23m wide. The corridor thereby created, together with the new external staircase/platform-lift to be

constructed to the front of it, are to facilitate the use of the premises as a mental health resource centre.

## **2. Relevant Planning History**

At its meeting in May 2006, and contrary to the Officer Recommendation, Committee refused an application that proposed the current extension (46sq m), a single storey extension to the west side of the building (64sq m) and extension/alteration of parking facilities at the premises. Application 2006/190 was refused for the following reason :

*“The application site is located within the Green Belt as broadly defined by the adopted Joint Lancashire Structure Plan and shown on the Proposals Map of the adopted Rossendale District Local Plan. PPG2 sets out a general presumption against inappropriate development within the Green Belt. The proposed development constitutes inappropriate development and the very special circumstances have not been advanced to warrant a permission being granted for the proposed extensions, and the associated covered motorbike/cycle park and car park extension, as an exception to Green Belt policy. Furthermore, the proposed development will diminish the visual amenity and openness of the Green Belt.”*

An appeal against this refusal of permission is presently being considered by the Planning Inspectorate.

## **3. Policy Context**

### Rossendale District Local Plan

DS.3 (Green Belt)

DC.4 (Materials)

### Joint Lancashire Structure Plan

Policy 1 (General Policy)

Policy 5 (Development Outside of Principal Urban Areas)

Policy 6 (Green Belt)

Policy 7 (Parking)

Policy 20 (Lancashire’s Landscapes)

### Other Material Planning Considerations

PPG2 : Green Belts

LCC Parking Standards

## **4. CONSULTATIONS**

### LCC(Highways)

No observations

### LCC(Archaeology)

No observations

## **5. REPRESENTATIONS**

Four letters have been received from local residents objecting to the proposal for the following reasons :

- The land is Green Belt
- Use of the building as a mental health centre gives rise to particular concerns for parents of young children
- Adverse impact on the appearance of the building
- Increased traffic on Union Road will add to congestion
- Lack of off-street parking for staff/visitors
- Floodlighting may be erected that adversely affects residential amenity
- Adverse impact on surrounding woodland/wildlife in the area

## 6. ASSESSMENT

The present NHS use of the building falls within Use Class D1 and its occupation as a mental health resource centre does not constitute a change of use requiring submission and approval of an application for planning permission.

However, permission is required for erection of the single storey extension proposed on the south side of the building. The main issues to consider in dealing with this application are : 1) Green Belt; 2) Neighbour Amenity; & 3) Traffic/Parking.

### Green Belt

Balladen House, and the rest of the land forming part of Rossendale General Hospital, lie within the Green Belt.

PPG2 and Policy DS3 of the Rossendale District Local Plan indicate that within the Green Belt planning permission will not be given, except in very special circumstances, for development other than that for the purposes of agriculture and forestry, essential facilities for outdoor sport/recreation, and for other uses of land which preserve the openness of the Green Belt.

Clearly, the proposed extension does not accord with Green Belt policy. However, as Government guidance states, *“the most important attribute of Green Belts is their openness”*. It is, therefore, necessary to consider to what extent the proposed extension will impinge upon openness.

The previous application proposed extensions of more than twice the floorspace and volume of the addition which is now proposed. The resulting extension will add to the floorspace of Balladen House by less than 3%; the proposal entails a minimal increase in the floorspace/volume of buildings forming the premises of Rossendale General Hospital. Furthermore the proposed extension will not project beyond other elements of the front face of the building and is to be of a design/facing materials matching with the existing building.

For these reasons it is considered that the proposed development would not detract to such an extent from the character and openness of the area that a refusal of the application on Green Belt grounds could be sustained.

### Neighbour Amenity

The proposed extension will stand more than 60m from the nearest house. There would be no significant loss of visual amenity to residents of neighbouring properties as the extension would be shielded from view by the mature trees which bound the site.

### Traffic/Parking

Objection to this application has been made on the basis of increased traffic volumes and activity on the site. The proposed extension is essentially a corridor and is not itself likely to result in significantly more traffic visiting the site/requiring parking. There is no objection from the Highway Authority.

### **7. CONCLUSION**

The proposed development will not detract to an unacceptable extent from the openness of the Green Belt, from visual or residential amenity, or in respect of any other material planning consideration.

### **8. RECOMMENDATION**

That permission is granted subject to the following conditions :

- 1) The development permitted shall be begun before the expiration of three years from the date of this permission.

*Reason :The condition is required by virtue of Section 51 of the Planning and Compulsory Purchase Act 2004.*

- 2) All external facing materials for the extension and associated staircase/ platform-lift shall match in colour, form and texture those on the existing building.

*Reason: To ensure that the materials used are visually appropriate to the locality, in accordance with Policy DC4 of the adopted Rossendale District Local Plan.*

<b>Contact Officer</b>	
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221.3m

Extension Shown in Red

Nurses Home

BM 206.95m

204.8m

25

24

23

Oak Mount

