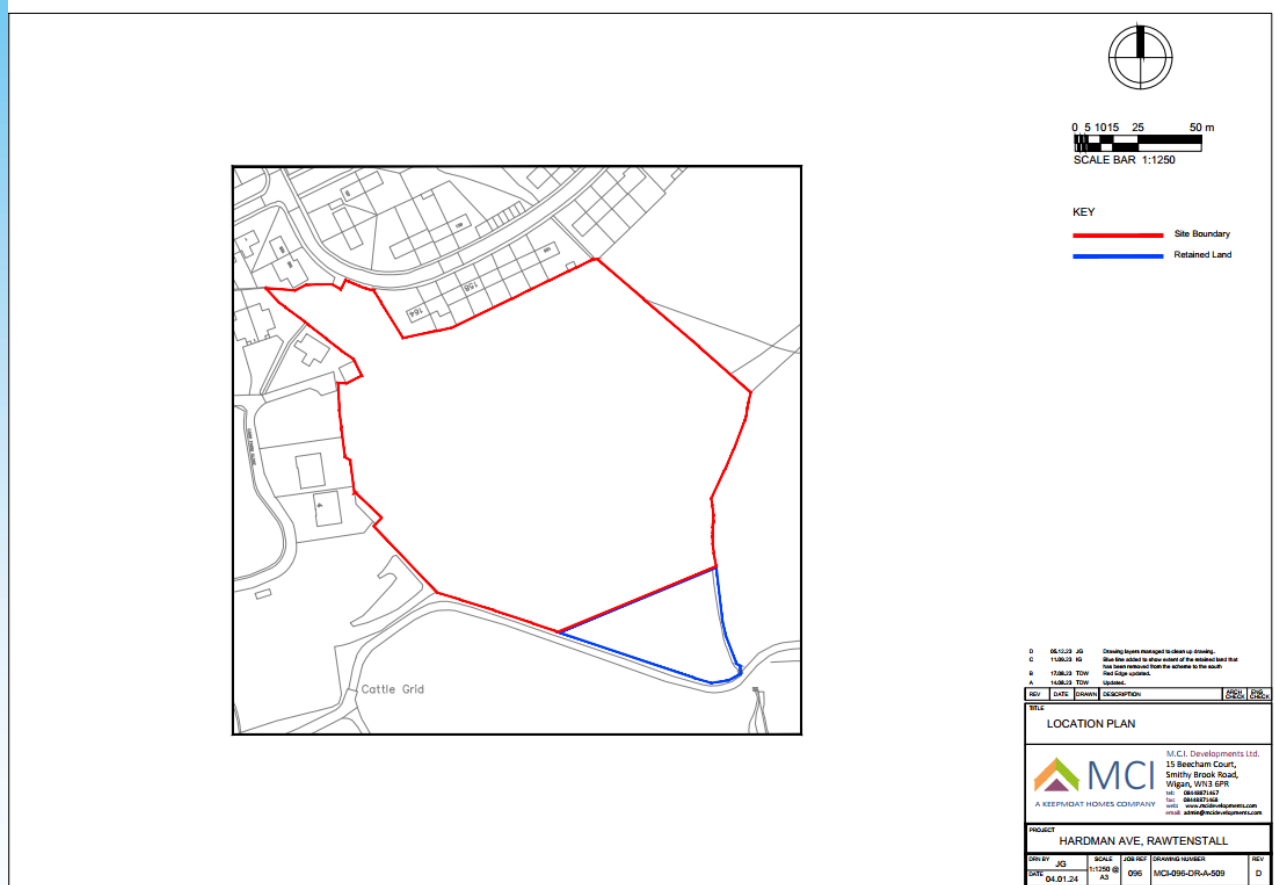


**Welcome to  
Rossendale Borough Council's  
Development Control Committee  
23<sup>rd</sup> July 2024**

**Item B1**  
**2023/0462 – Land South Of**  
**Hardman Avenue, Rawtenstall,**  
**Rossendale**

**Full: Demolition of existing buildings and the erection of 44 dwellings, creation of a new vehicular access off Hardman Avenue, along with landscaping, public open space, drainage and all other associated works.**

# Location Plan

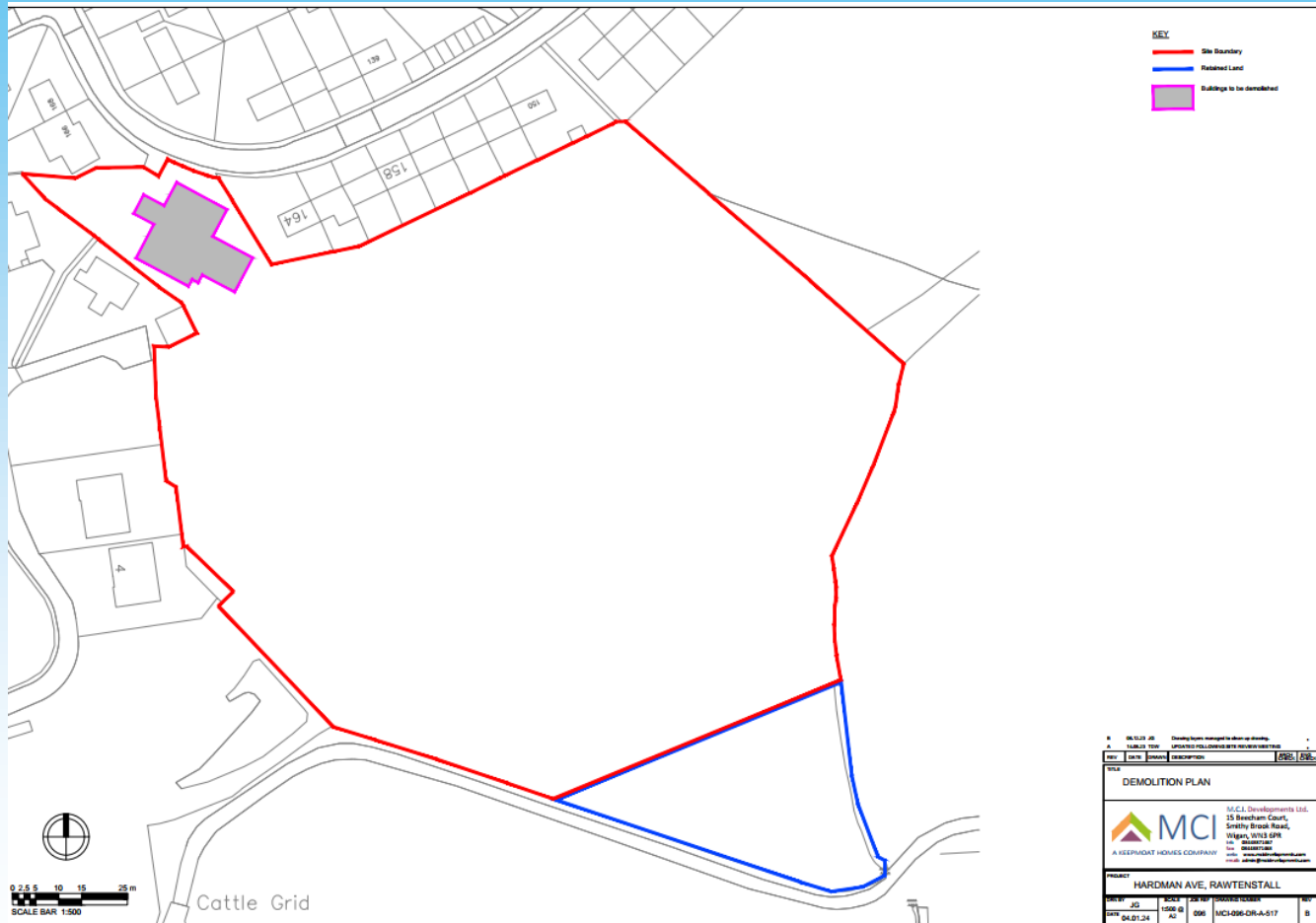


# Site Layout





# Demolition Plan



# Elevations and Floor Plans – All House Types



# Elevations and Floor Plans – All House Types



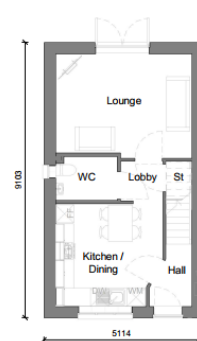
Front Elevation.  
1: 100



Left Elevation.  
1: 100



Rear Elevation.  
1: 100



Ground Floor.  
1: 100



First Floor.  
1: 100

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, gills, hoods, fascias, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purposes of planning only. May vary by plot (dependent on optimum orientation / roof facing) and not be consistent for each plot & house type

- Final orientation / roof facing (nb – this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.
- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	37.87 m <sup>2</sup>	407.59 SF
First Floor GIA	37.87 m <sup>2</sup>	407.59 SF
	75.73 m <sup>2</sup>	815.18 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	38.51 m <sup>2</sup>	414.55 SF
First Floor Build	38.51 m <sup>2</sup>	414.55 SF
	77.03 m <sup>2</sup>	829.1 SF

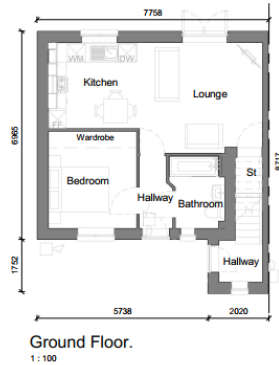
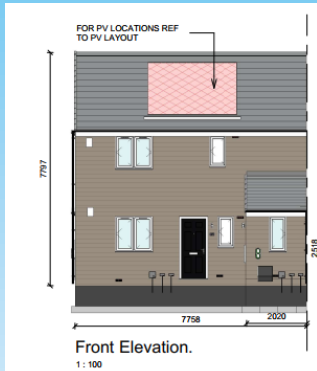
Part O - This house type will pass the simplified method if the site and elevations meets all of CONDITIONS shown on Sheet 210

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*

		Calc Range	
2022 Range - STONE		M4(2)	
Scale: 1:50	Date: 09.06.23	Drawn: SJK/RB	Checked: SJK/RB
Pack Title: The Hawkridge Working Drawing Pack			
Sheet Name: Planning Drawings			
Sheet Code: HAWKRI	Block: END	Block: AS	Block: BB
Sheet: 01.2	Block: 2	Block: 2	Block: 2
Author: HARDMAN	Plot No: 3010	Year: 2	Year: 201



# Elevations and Floor Plans – All House Types



## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, eaves, heads, fascias, windows, PV and doors as site specification and to Local Authority Approval and are SHOWN INDICATIVE ONLY ON THIS PLAN

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purpose of planning only. May vary by plot (dependent on optimum orientation / roof facing) and not be consistent for each plot & house type

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

### Area Schedule - Sales

Name	Area	Area Sq Ft
GF Apt. GIA	43.38 m <sup>2</sup>	465.96 SF
FF Apt. GIA	44.59 m <sup>2</sup>	479.94 SF
FF Apt. Hall GIA	2.38 m <sup>2</sup>	25.61 SF
	90.35 m <sup>2</sup>	972.51 SF

### Area Schedule - Build

Name	Area	Area Sq Ft
GF Apt. Build	45.26 m <sup>2</sup>	487.17 SF
FF Apt. Build	45.26 m <sup>2</sup>	487.17 SF
FF Apt. Hall Build	2.50 m <sup>2</sup>	26.87 SF
	93.02 m <sup>2</sup>	1001.21 SF

Part O - This house type requires a dynamic assessment (TM59) as the amount of free ventilation area is lower than that allowable following a simplified assessment.

Other site conditions may also apply - see Sheet 210 for further details.

**Keepmoat Homes**

House Type Code: 2022 Range  
 Date: 25.11.22  
 Drawn: JLR/KRB  
 Checked: JLR/KRB

Plot No: The Leadmill Working Drawing Pack

Sheet Name: Planning Drawings

Revision	Description	By	Check	Date	
1	LEADMI	END	AS	BB	01.2
2	HARDMAN	1320	2	201	

# Elevations and Floor Plans – All House Types



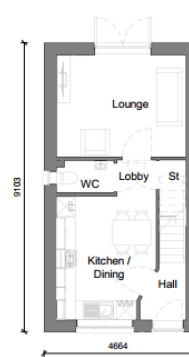
Front Elevation.  
1: 100



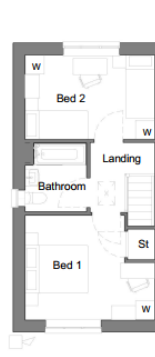
Left Elevation.  
1: 100



Rear Elevation.  
1: 100



Ground Floor.  
1: 100



First Floor.  
1: 100

## Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, gills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are **SHOWN INDICATIVE ONLY ON THIS PLAN**

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purposes of planning only. May vary by plot (dependent on optimum orientation / roof facing) and not be consistent for each plot & house type

- Final orientation / roof facing (nb – this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.
- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	34.11 m <sup>2</sup>	367.16 SF
First Floor Build	34.11 m <sup>2</sup>	367.16 SF
	68.22 m <sup>2</sup>	734.31 SF

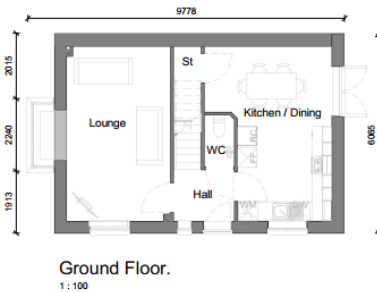
Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	34.73 m <sup>2</sup>	373.88 SF
First Floor Build	34.73 m <sup>2</sup>	373.88 SF
	69.47 m <sup>2</sup>	747.75 SF

**Part O** - This house type will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on Sheet 210

*i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms*

House Type Range			
2022 Range	DOS		
Scale as Indicated	Date	Drawn	Checked
As Indicated	28.04.23	Drawn	SJK/RB
TechDev			
The Lockwood Working Drawing Pack			
Sheet Name			
Planning Drawings			
Issue No	Issue Type Code	Issued	Issue
1	Lockwood	END AS	BB 01.2
2	SHAKERLEY	2010	2 201

# Elevations and Floor Plans – All House Types



### Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, gills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are SHOWN INDICATIVE ONLY ON THIS PLAN

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purposes of planning only. May vary by plot (dependent on optimum orientation / roof facing) and not be consistent for each plot & house type

- Final orientation / roof facing (nb – this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.
- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

**Part O - This house type requires a dynamic assessment (TM59) as it has one or more bedroom windows that are easily accessible (i.e., either on the ground floor, or within 2m vertically of a pitched roof (with a pitch of less than 30°, or a flat roof (including bays and door canopies) that is within 3.5m of the ground.**

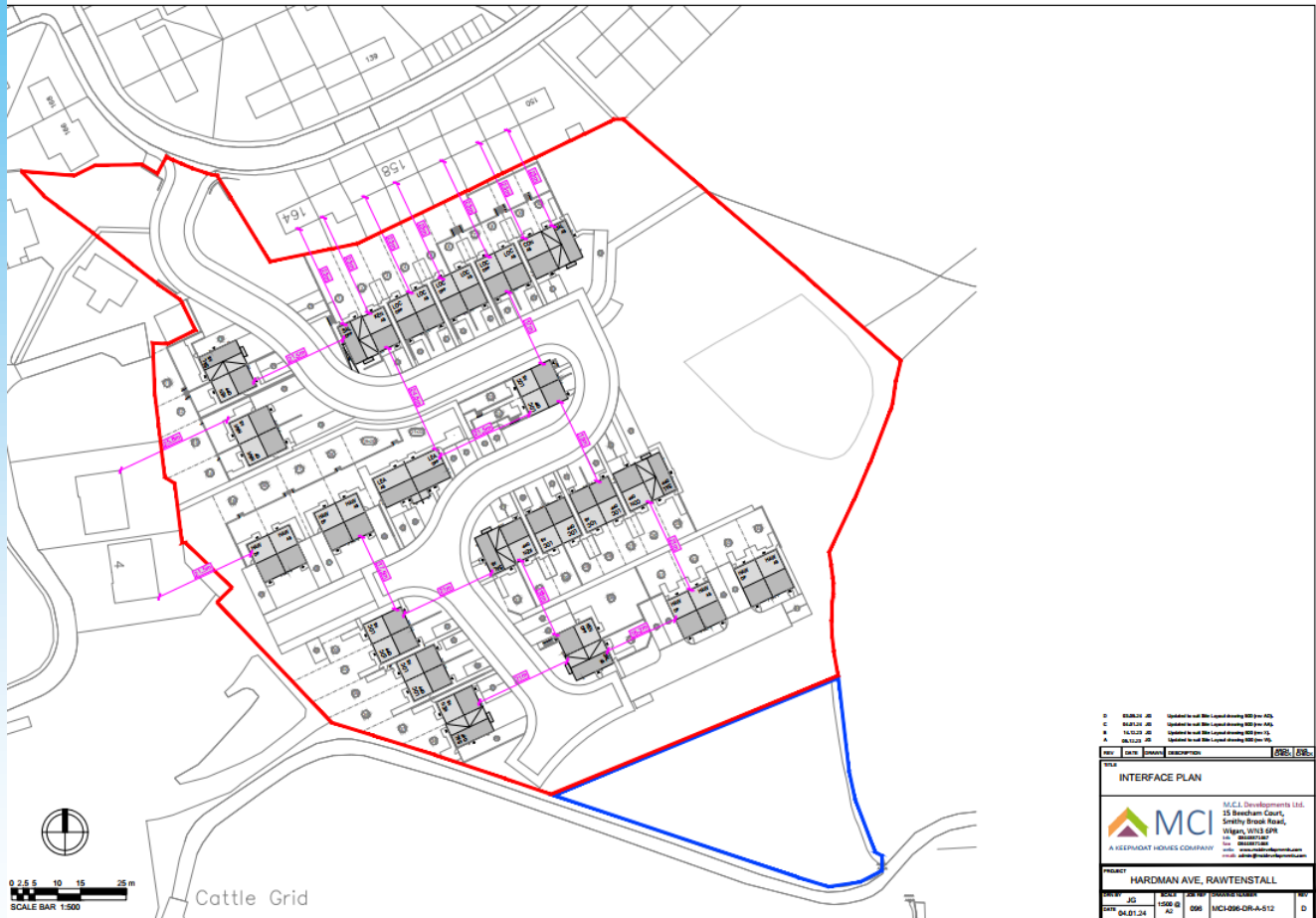
Other site conditions may also apply - see Sheet 210 for further details.

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	45.56 m <sup>2</sup>	490.36 SF
First Floor GIA	43.60 m <sup>2</sup>	465.25 SF
	89.15 m <sup>2</sup>	955.61 SF

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	48.21 m <sup>2</sup>	497.41 SF
First Floor Build	44.27 m <sup>2</sup>	476.56 SF
	90.48 m <sup>2</sup>	973.97 SF

House Type Range	Sub Range			
2022 Range - STONE	OMS			
Scale of A3	Date			
As indicated	10.03.23			
Drawn	Checked			
Teoh/Dew	SUK/RB			
Drawn Title				
The Saltburn Sp Working Drawing Pack				
Sheet Name				
Planning Drawings				
House Type Code	Plotting	Handing	Style	Head
SALTBU	DET	AS	BB	01.3
Project	Plot No.	Plot	Sheet	
HARDMAN	1400	3	201	

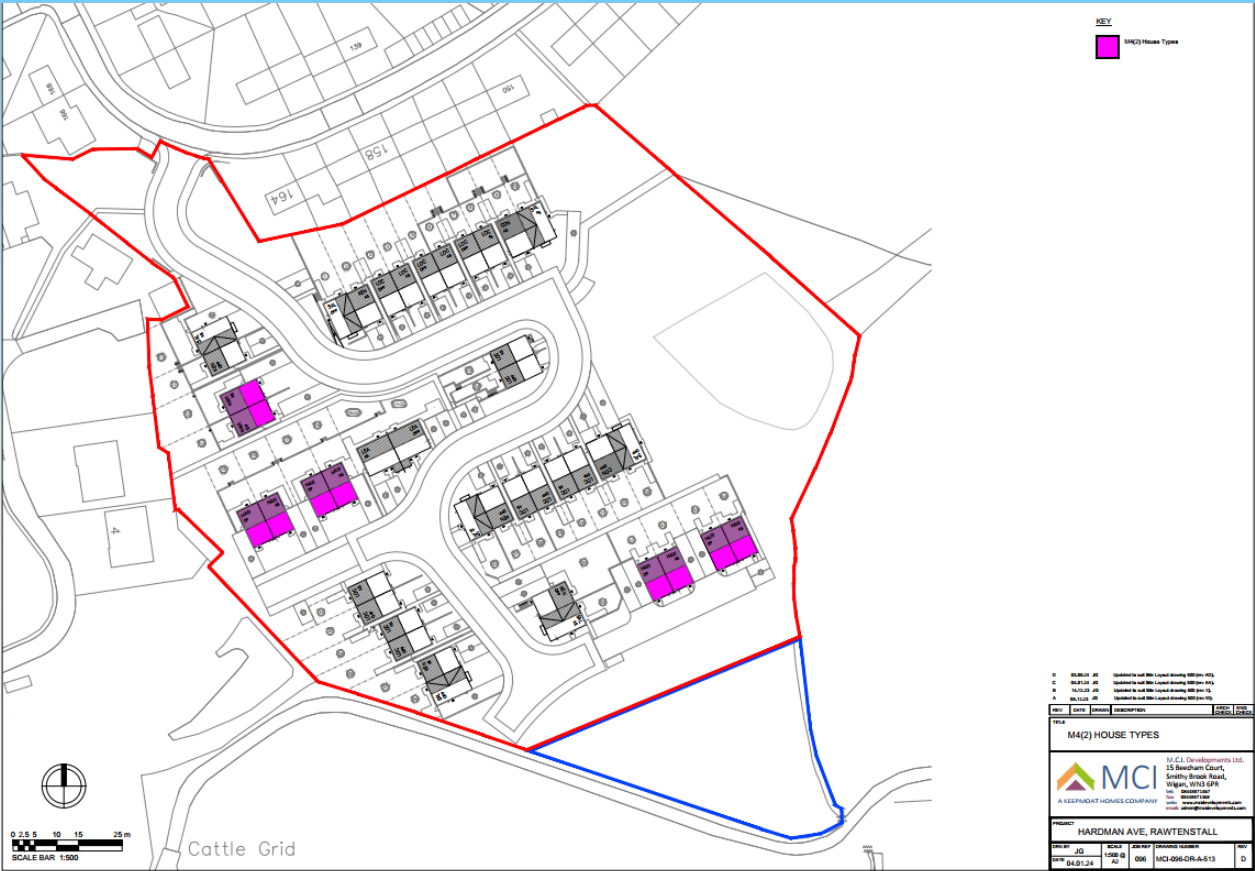
# Interface Plan







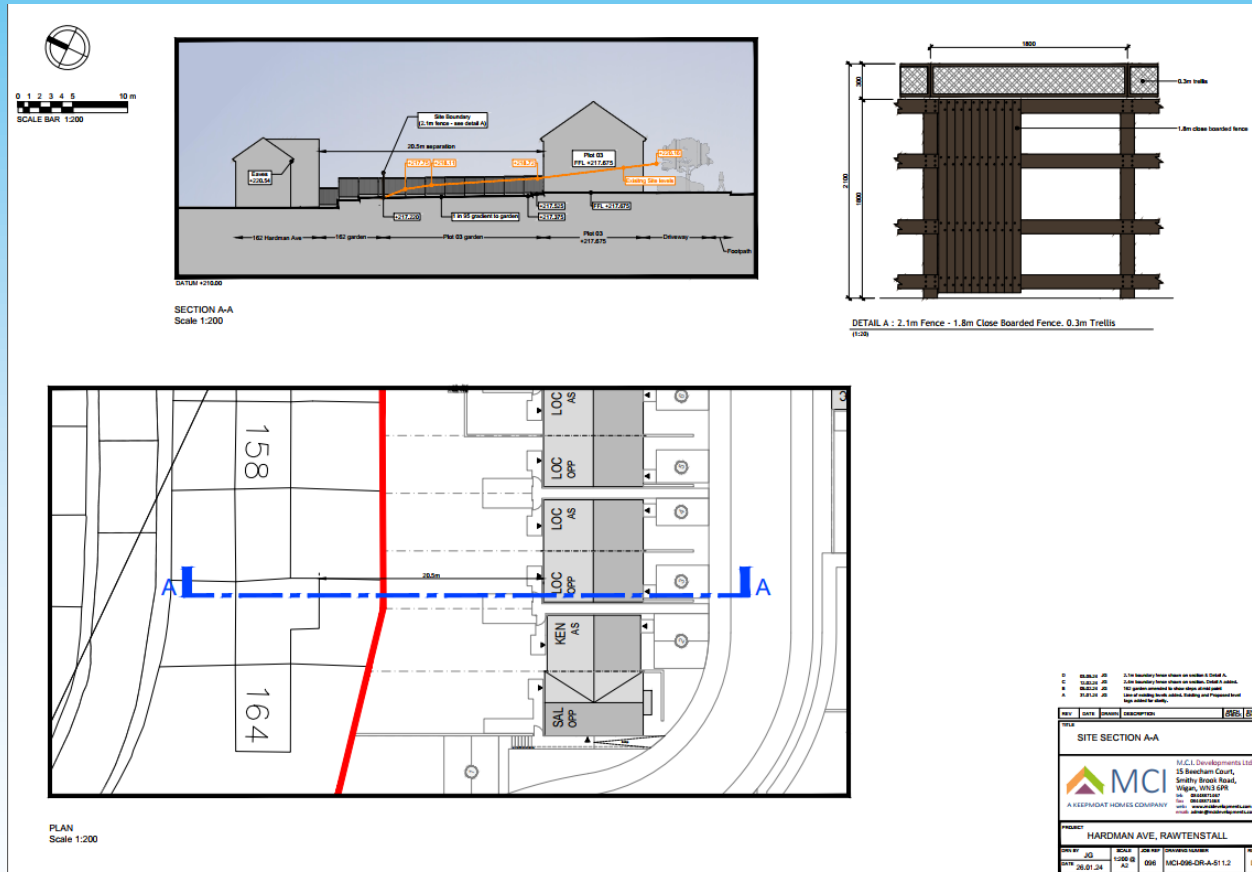
# M4-2 House Types Layout







# Section A-A







# Photograph



# Photograph





# Photograph



# Photograph





# Photograph



# Photograph





# Photograph



## **Item B2**

**2024/0145 – 76 Burnley Road,  
Rawtenstall, Rossendale, BB4 8EW**

**Householder: Side extension to house  
wet room and boiler plus sitting area**

# Location Plan



76. Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8EW



Location Plan shows area bounded by: 381015.18, 423348.41 381156.6, 423489.84 (at a scale of 1:1250), OSGridRef: SD81082341. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

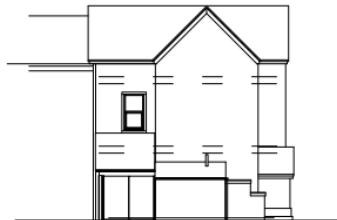
Produced on 12th Apr 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2024. Supplied by [www.buyaplan.co.uk](http://www.buyaplan.co.uk) a licensed Ordnance Survey partner (100053143). Unique plan reference: #00892578-3908AB.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the [www.buyaplan.co.uk](http://www.buyaplan.co.uk) website are Copyright © Passinc Ltd 2024.

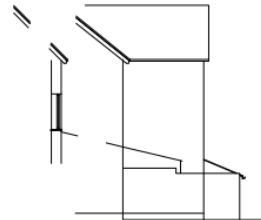
# Existing Elevations



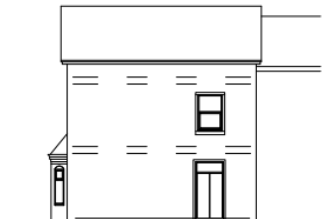
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

## Existing Elevations

Address  
76 Burreley Road,  
Rawtenstall

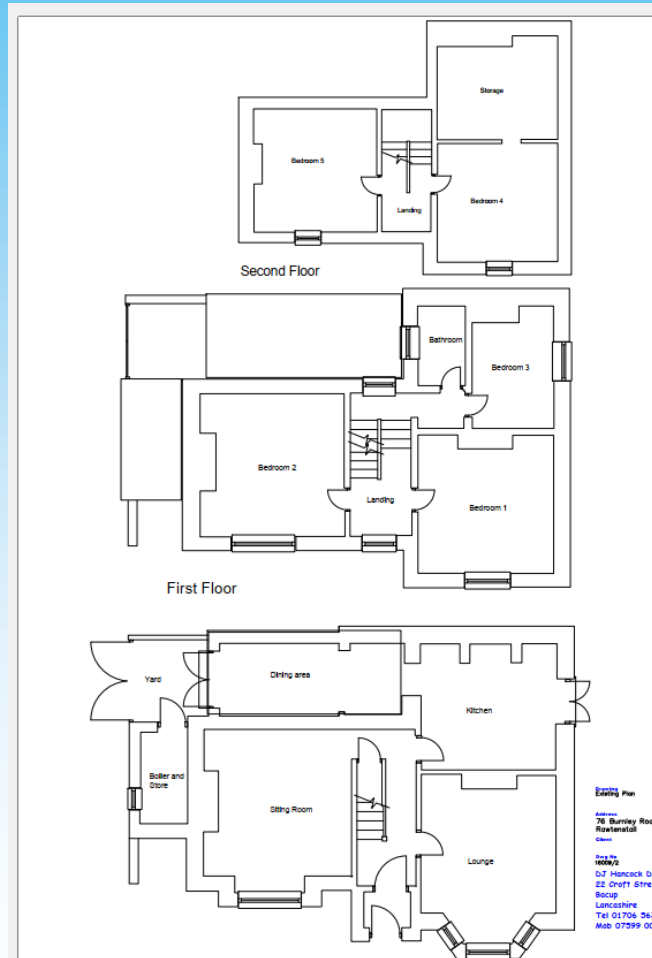
Client

Drawn  
10/06/11  
DJ Hancock Design  
22 Croft Street  
Bacup  
Lancashire  
Tel 01706 543502  
Mob 07999 008 791

Scale  
1:50



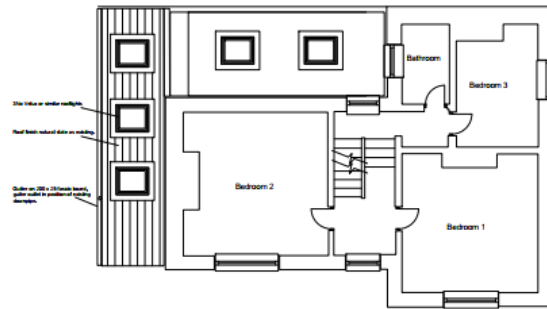
# Existing Plans



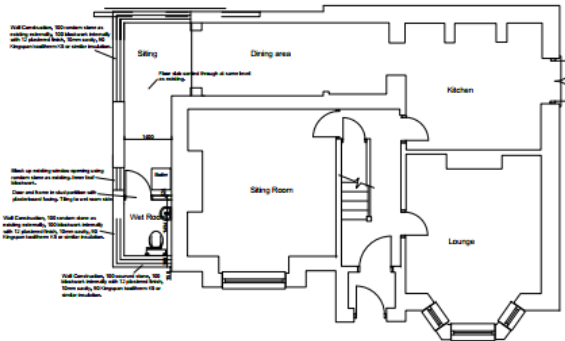
# Proposed Elevations



# Proposed Plan



First Floor



Ground Floor

Drawing  
**Proposed Plan**  
 Address  
 76 Burnley Road, Raetonall  
 Client  
 Date  
 18/05/14  
 Drawn  
 D.J. Hancock Design  
 22 Croft Street  
 Bacup  
 Lancashire  
 Tel: 01706 563302  
 Mob: 07399 008 791

# Flood Risk Assessment

## Flood Risk Assessment

Proposed extension 76 Burnley Road Rawtenstall

### The Site

The site is an extension to a large property on Burnley Road, Rawtenstall

**In the event of flooding, as this is an existing building, there will be no increase in the risk of flooding elsewhere by the work proposed. The proposals are to replace an existing side extension.**

The map issued by the Environment Agency shows the site as being in Zone 3

### The Development

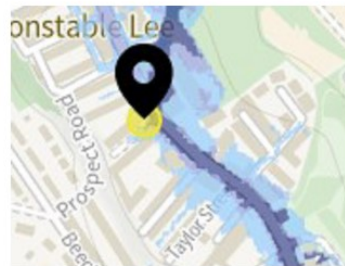
Our proposal is remove an existing extension that is at present used as a Boiler House and store. It is the intention to demolish this existing building and replace it with a more suitable replacement which would still house the boiler and provide storage. The light and ventilation is supplied by roof lights.

### Historical View

The area is subject to flood risk as is the majority of the Town Centre from Limey Water. The extra risk posed by this change of use to the existing property is very slight as it is largely a replacement.

### Environment Agency information

The site is in an area in Flood Risk. It is also shown on the Environmental Agency map as zone 3 risk of flooding. Development is however considered acceptable. We have endeavoured to apply appropriate measures to guard this and surrounding properties of any additional effects of flooding.



## 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.

# Photograph





# Photograph



# Photograph





# Photograph





## **Item B3**

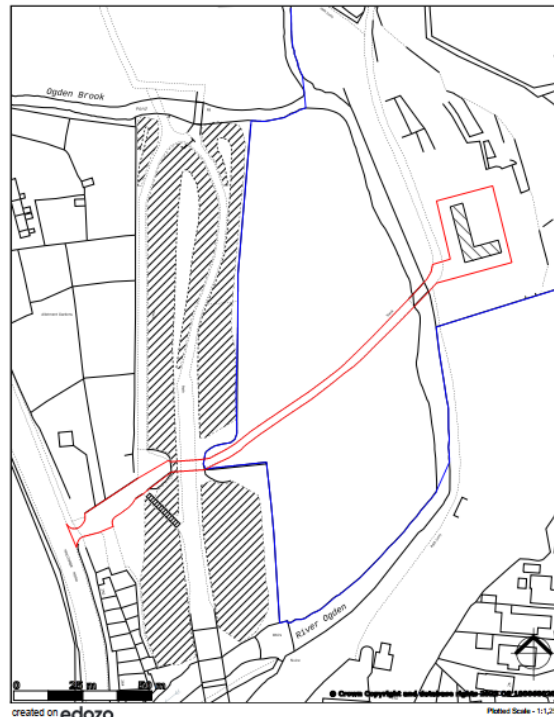
**2023/0311 – Former Cams Mill, Land East  
Of Holcombe Road, Helmshore,  
Rossendale**

**Full: Erection of a stable block consisting  
of three stables**

# Location Plan

## **WIGNALLS**

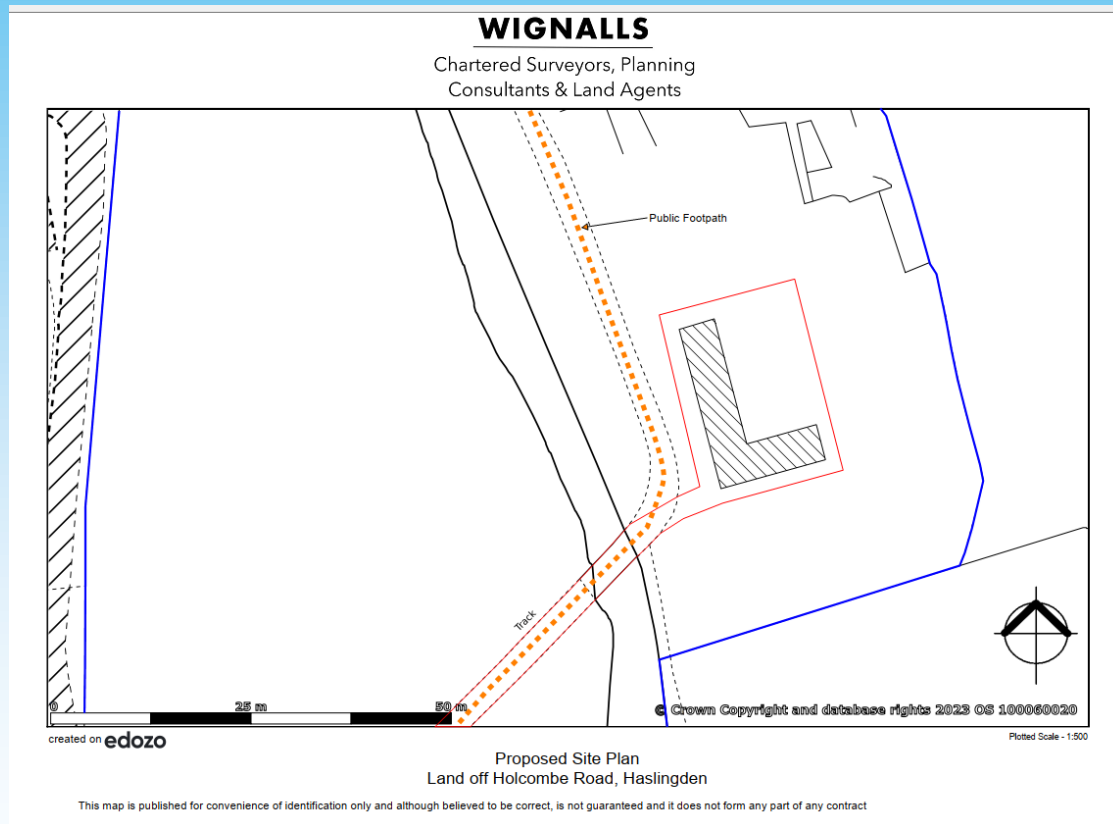
Chartered Surveyors, Planning  
Consultants & Land Agents



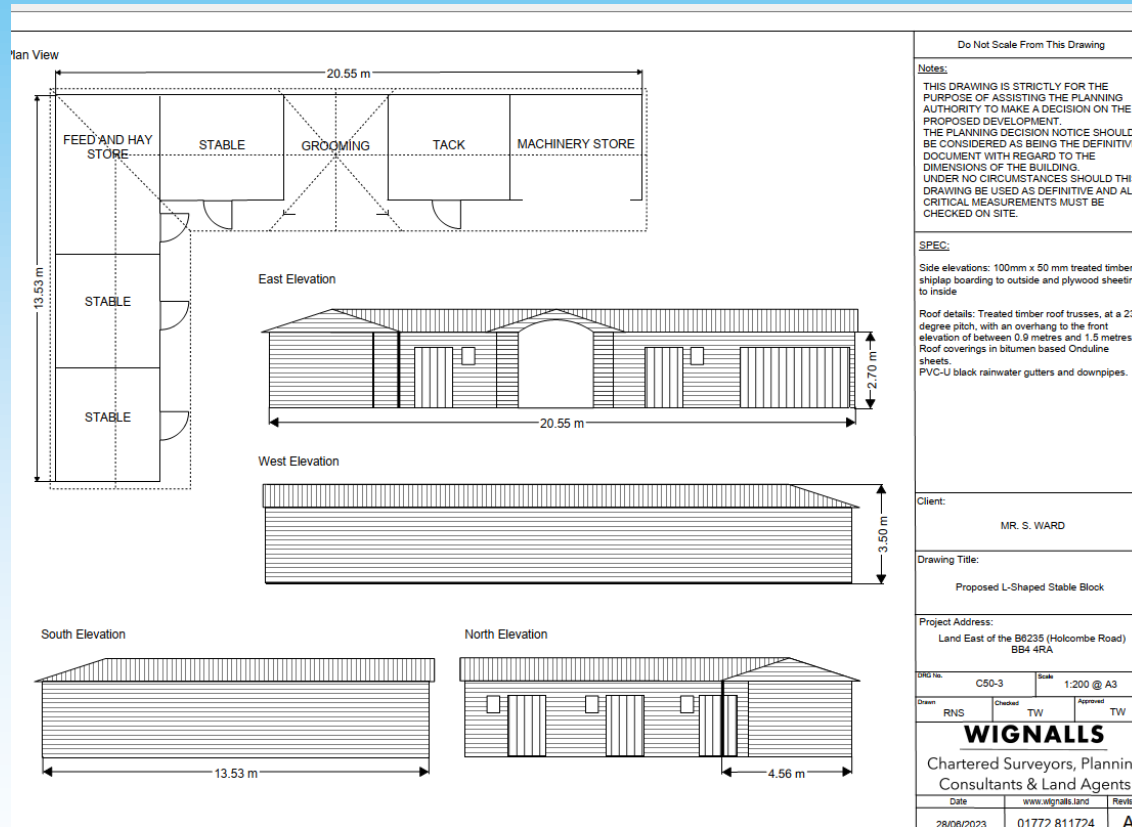
Location Plan  
Land off Holcombe Road, Haslingden

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

# Proposed Site Plan



# Proposed Elevations, Floor Plan and Roof Plan

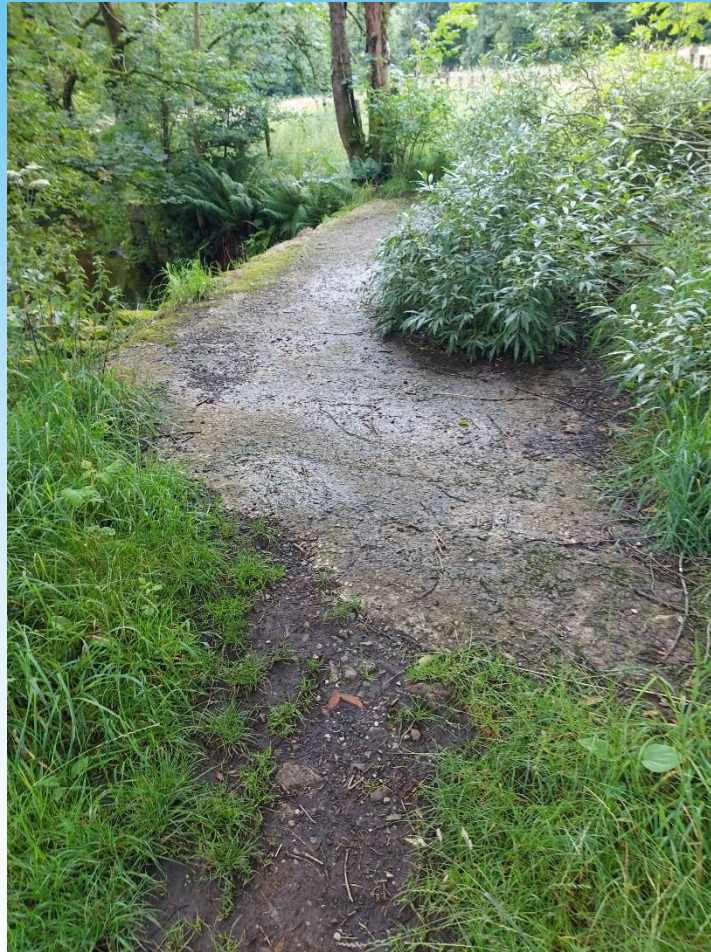


# Photograph

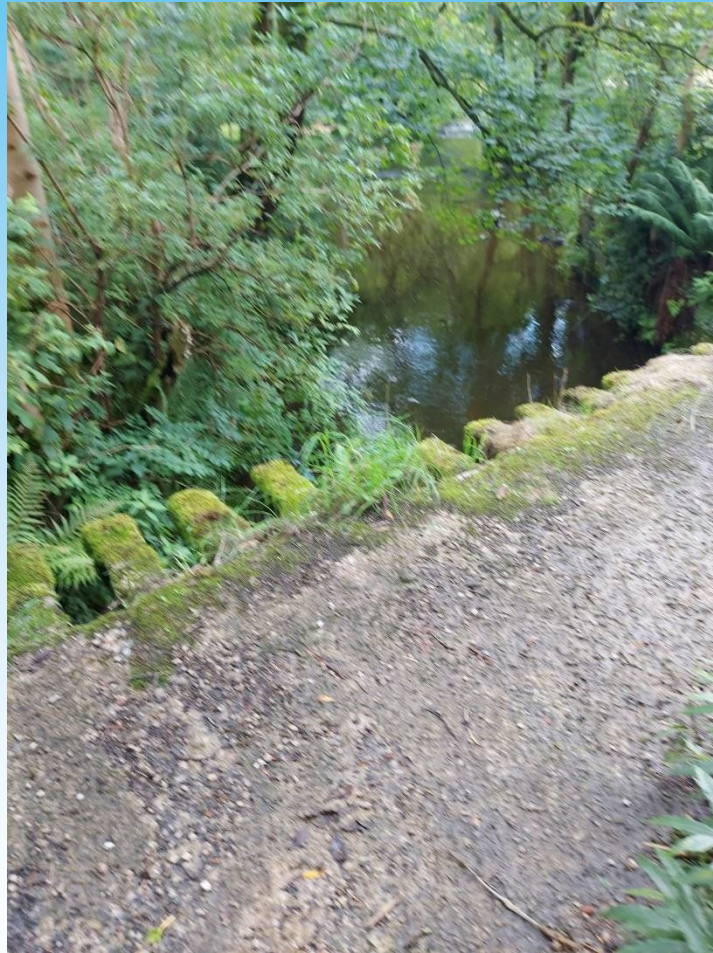




# Photograph



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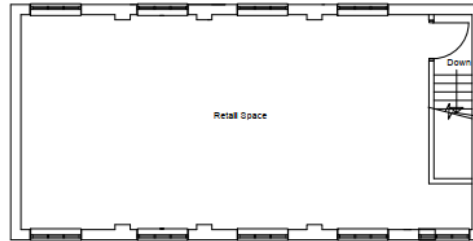


## **Item B4**

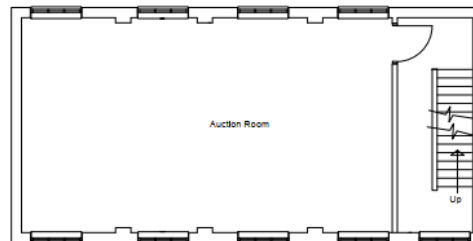
**2024/0236 – 13A Longholme Road,  
Rawtenstall, Rossendale, BB4 7NG**

**Full: Change of use from Auction House  
to three apartments**

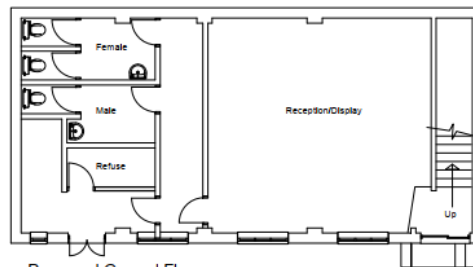
# Existing Plans



Proposed Second Floor



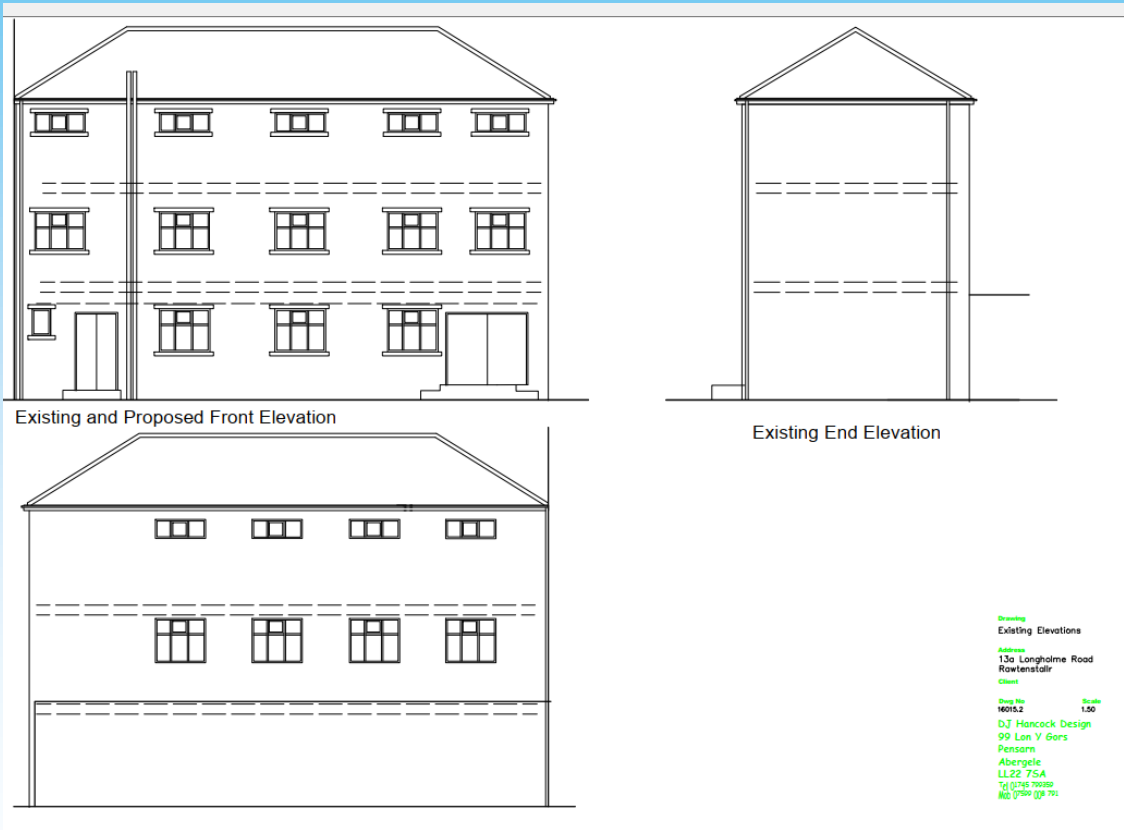
First Floor Proposed



Proposed Ground Floor

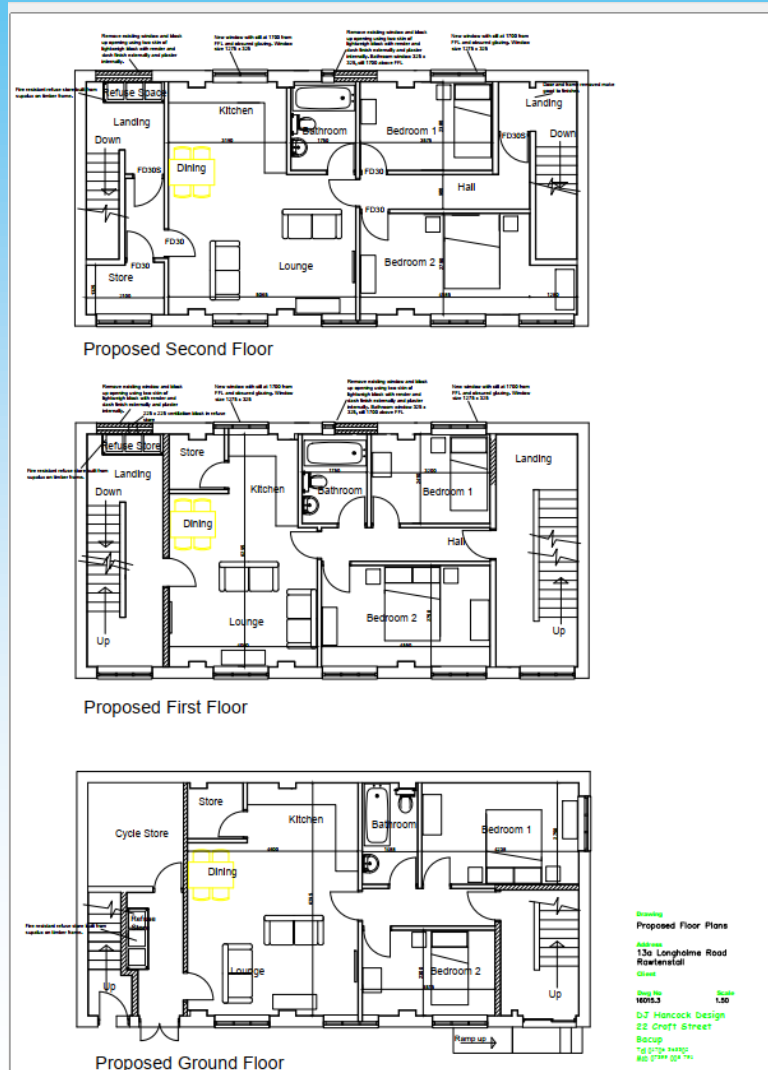
Existing  
Existing Plans  
Address  
13a Longhorne Road  
Ruarthwaun  
Client  
Scale 1:500  
Date  
D.J. Hancock Design  
22 Croft Street  
QL13 9GB  
Tel: 01793 800000  
See Street View For

# Existing Elevations





# Proposed Layouts



# Proposed Elevations



# Photograph





# Photograph



# **Item C1**

## **Edenfield Masterplan & Design Code**

**A report seeking Committee recommend approval to Cabinet, of proposed Masterplan / Phasing & Implementation Strategy / Design Codes for the residential allocation of 400 houses at Edenfield**



# Masterplan



# Photograph





# Photograph



# Photograph





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## **Item C2**

### **New Validation Checklist Document**

**A report seeking Committee recommend approval to Cabinet, to begin using the new Validation Checklist document when validating planning and other applications**