

Application No: 2006/443	Application Type: Householder
Proposal: Erection of two storey extension to rear	Location: 454 Rochdale Road, Britannia
Report of: Development Control Team Manager	Status: For Publication
Report to: Development Control Committee	Date: 21 September 2006
Applicant: Mr C Howorth	Determination Expiry Date: 5 October 2006

REASON FOR REPORTING **Tick Box**

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:
Reason for Call-In:

3 or more objections received

Other (please state) **Applicant is an employee of Rossendale BC**

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

This application relates to a mid-terraced house within the Urban Boundary of Britannia. The house fronts Rochdale Road, near to its junction with New Line.

The applicant seeks permission for the erection of a two-storey extension to run the full width of the rear elevation. It is to project to the rear at ground-level by 3.75m and at first-floor level by 2.15m.

2. Relevant Planning History

Permission was first granted for the erection of the extension now proposed on 14 August 2001 (2001/264).

3. Policy Context

Rossendale District Local Plan (Adopted 1995)

Policy DS1

Policy DC1

Policy DC4

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1

Policy 5

Other Material Considerations

None

4. CONSULTATIONS

No comments received

5. REPRESENTATIONS

The neighbouring residents were notified by means of a letter and two site notices were posted. No comments have been received.

6. ASSESSMENT

The location for the proposed development is within the Urban Boundary. Therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan.

The proposed extension will impinge to a degree upon the amenities of occupiers of the house to each side, most particularly in terms of light to/outlook from rear windows and yards. However, there has been no change in circumstances that leads me to conclude that a different decision should now be made upon this application than was the case in 2001.

7. RECOMMENDATION

That permission be 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: Required by section 51 of the Planning and Compulsory Purchase Act 2004.

2. All external facing materials shall match in colour, form and texture those of the existing building.

Reason: In the interests of the visual amenity and to accord with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

Contact Officer	
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2006/443

10 AUG 2006



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