

<b>Application No:</b> 2006/596	<b>Application Type:</b> Full
<b>Proposal:</b> Proposed two storey extension at side and relocation of porch to front	<b>Location:</b> 127 Rochdale Road, Edenfield,
<b>Report of:</b> Development Control Team Manager	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 9 January 2007
<b>Applicant:</b> Mrs A Whaley	<b>Determination Expiry Date:</b> 28 December 2006
<b>Agent:</b> Hartley Planning	

REASON FOR REPORTING	Tick Box
<b>Outside Officer Scheme of Delegation</b>	<input type="checkbox"/>
<b>Member Call-In</b>	<input type="checkbox"/>
Name of Member:	X Cllr Cheetham
Reason for Call-In:	To facilitate further discussion in relation to the proportionate nature of the extension

Other (please state) .....

**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**

### **1.1 The Site**

This proposal seeks consent to add a two storey extension to the side of an end terraced property which is located within the Green Belt. This proposal represents an increase of volume of 90% over the existing building. The proposal also involves the relocation of an existing porch on the front elevation over an adjacent window which would be removed to form an entrance into the property.

### **1.2 Relevant Planning History**

None

### **1.3 The Proposal**

The proposed extension would provide a lounge on the ground floor with a bedroom and ensuite on the first floor. The extension would be finished in natural stone under a natural slate roof and would be 6.6m in length and 4.0m in width.

### **1.4 Policy Context**

#### Rossendale District Local Plan (Adopted 1995)

- DS 3 - Green Belt
- DC1 - Development Criteria
- DC4 - Materials

#### Joint Lancashire Structure Plan (Adopted 2005)

- Policy 1 - General Policy
- Policy 7 - Parking

#### Other Material Planning Considerations

- PPS1
- PPG2
- LCC Parking Standards

## **2. CONSULTATIONS**

### LCC(Highways)

The County Highways Officer recommends refusal owing to a lack of detail relating to parking.

## **3. REPRESENTATIONS**

None received.

## **ASSESSMENT**

The main issues to consider are :

- 1) Principle
- 2) Neighbour Amenity
- 3) Access/Parking

### Principle of Development

The proposed development is located within the Green Belt and Policy DS3 of the Rossendale District Local Plan prohibits new developments within the Green Belt unless they are required for the purposes of agriculture, forestry, outdoor sport, recreation and other uses appropriate to a rural area. Planning Policy Guidance (PPG2) supports the intentions of the Green Belt and maintains the presumption against inappropriate development within the Green Belt. In context with the Green Belt Policies and the advice given in PPG2 however, it is generally accepted that provided that the proposal does not result in disproportionate additions over and above the size of the **original** building, the extension or alteration of dwellings is not inappropriate development in Green Belts.

The proposed extension would provide a lounge on the ground floor with a bedroom and ensuite on the first floor. The extension would be finished in natural stone under a natural slate roof and would be 6.6m in length and 4.0m in width.

The design is considered to be appropriate. Given its location, it will not give rise to any issues of residential amenity.

Development in the Greenbelt of this nature is judged against Planning Policy Guidance Note 2. It is considered that the proposed extension, due to its size, would add considerably to the cubic volume of the property and therefore would double the habitable accommodation. In view of this, it is considered that the proposed extension would result in disproportionate addition over and above the size of the original building which is unacceptable in the Green Belt. As such, it is considered that the proposal would not accord with the provisions of Planning Policy Guidance Note 2.

### Access/Parking

The applicant's agent accepts that the proposal would be constructed where the occupier current parks on of their two vehicles and makes the point that the extension would be set back from the front elevation to maintain one parking space. Further parking is available at the other end of the terrace and this can be the subject of a condition.

## **5. CONCLUSION**

The proposed extension would not be insubordinate in nature to the main dwelling and therefore must be considered as a disproportionate extension. As such, a recommendation of refusal is given.

## 6. RECOMMENDATION

That permission be refused for the following reasons:

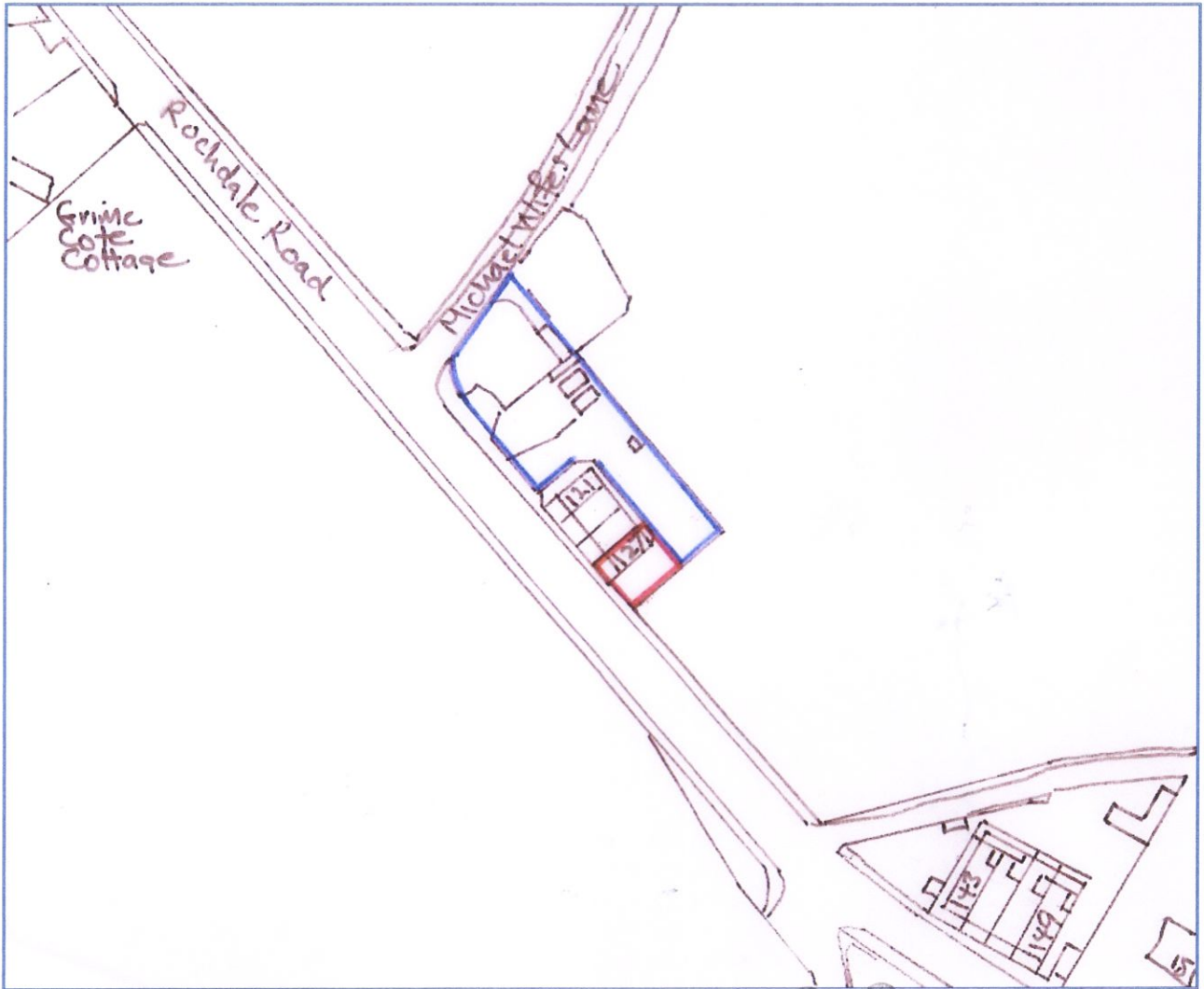
1. The proposed extension would constitute inappropriate development in the Green Belt, by reason of its size not being a limited extension and would be disproportionate in nature. As such the proposed development conflicts with Planning Policy Guidance Note 2 (Green Belts) and Policy DS3 the adopted Rossendale District Local Plan.
2. The applicant has failed to demonstrate appropriate car parking provision to the detriment of highway and pedestrian safety contrary to the provisions of Policy DC.1 of the Rossendale District Local Plan.

<b>Contact Officer</b>	
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**Site Location Plan and red edge**

**Address and proposal: two storey side extension at 127 Rochdale Road, Edenfield**

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Prepared by Hartley Planning and Development Associates Ltd

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