

**TITLE: 2005/227 – ERECTION OF DETACHED SINGLE GARAGE AND INSTALLATION OF DORMER WINDOWS TO DWELLING HOUSE AT 20 GOODSHAW LANE CRAWSHAWBOOTH, ROSSENDALE**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE 21<sup>st</sup> JUNE 2005**

**BY: TEAM LEADER - DEVELOPMENT CONTROL**

**APPLICANT:**

**DETERMINATION EXPIRY DATE: 2005**

**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.

**Site and Proposal**

This proposal seeks consent to erect a detached garage on land to the rear of the applicant's property and also proposes pitched roof dormer extensions on the front and rear elevations. Access to the garage is by two short streets off Goodshaw Lane.

**Consultation Responses**

Environment Directorate (Highways) – No objection

**Notification Responses**

Neighbouring property was notified by way of individual letter. Four letters of representation have been received which make the following summarised points:

- Access and traffic
- Parking

## **Development Plan Policies**

The following policies are considered relevant::

### **Rossendale District Local Plan**

Policy DS1 – Urban Boundary “The Council will seek to locate most new development within a defined urban boundary - the urban boundary - and will resist development beyond it unless it complies with policies DS.3 and DS.5. The urban boundary is indicated on the proposals map”.

Policy DC1 – Development Criteria “The Council aims to ensure that all new development is in accordance with the objectives and policies set out in the district plan. In general, all development proposals will be expected to provide a high standard of building and landscape design, to contribute to environmental quality, and not to be detrimental to existing conditions in the surrounding area. After taking into account any likely future extension, developments should not take more land than is reasonably necessary, nor should they prejudice the future development of any wider area. All applications for planning permission will be considered on the basis of the following criteria: location and nature of proposed development including its relationship to existing and other proposed land uses size and intensity of proposed development c) relationship to existing services and community facilities relationship to road and public transport network likely scale and type of traffic generation likely level or air, water and other environmental pollution including noise nuisance and the possible creation of any risk or hazard to surrounding land uses likely effect on existing trees and other natural features of the development site arrangements for servicing and access to proposed development including access for pedestrians, disabled people and emergency services car parking provision sunlighting, daylighting and privacy provided density, layout and relationship between buildings visual appearance and relation to surroundings landscaping and open space provision the needs of watercourses the impact upon man-made or other features of local importance”

Policy DC6 – Dormers “Planning applications for dormer windows will be considered favourably providing the design is in harmony with the appearance and character of the building and its neighbours”

Policy T4 - Car Parking “Development proposals will be required to provide, normally within the curtilage of the development, sufficient space to meet both operational and non operational parking requirements”

Policy DC4 - (Materials) of the Rossendale District Local Plan states that “local natural stone (or an alternative acceptable natural substitute which matches as closely as possible the colour, texture, general appearance and weathering characteristics of local natural stone) will normally be required for all new development in selected areas. Within those areas roofs shall normally be clad in natural stone slab or welsh blue slate, or in appropriate cases, with good quality substitute slates”.

### **Other Material Planning Considerations**

None

## **Planning Issues**

The first issue for consideration is land use. The site is located within the Urban Boundary and as such, accords with Policy DS1 of the Rossendale District Local Plan.

The proposed dormers on the east and west elevations are discrete in scale and are considered to be acceptable in design terms. It is considered that they accord with Policy DC6 of the aforementioned plan in terms of their design and appearance.

The garage is to be constructed from rendered blockwork and a brick plinth under a slated roof. The structure would be within four metres of the property and would be 4.8 in length by 3.4m in width.

Residents concerns are noted. The County Highway Officer's comments refer to satisfactory access in terms of highway safety and he raises no objection to the proposal. Vehicular movements to facilitate neighbour's use of their vehicle is a private matter and therefore not a matter for the Local Planning Authority to become involved.

## **Recommendation**

A recommendation of approval is given subject to the following conditions:

### **Summary of reasons for conditions to appear on the decision notice**

The proposed extension is considered acceptable and accords with Policy DC6 of the Rossendale District Local Plan. In view of the Highway Officer's comments, the criteria under Policy T4 is also met.

## **Conditions**

1. The development permitted shall be begun before the expiration of five years from the date of this permission. Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. All the external materials and finishes to be used on the roof and elevations of the development shall match those on the existing [dwelling/building] in terms of type, size, shape, thickness, colour and texture. Reason: To ensure that the materials are in keeping with those existing and to accord with Policy DC4 of the Rossendale District Local Plan.

## **Background Documents**

Rossendale District Local Plan (Adopted April 1995)