

TITLE: 2005/295 ERECTION OF SINGLE STOREY EXTENSION TO REAR OF DWELLING AT 18 CLOVER STREET, BACUP

TO/ON: DEVELOPMENT CONTROL COMMITTEE 21ST JUNE 2005

BY: TEAM MANAGER DEVELOPMENT CONTROL

DETERMINATION EXPIRY DATE: 8TH JULY 2005

APPLICANT: BOROUGH OF ROSSENDALE ASSET MANAGEMENT

DETERMINATION EXPIRY DATE: 8TH JULY 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

The applicant seeks permission for the erection of a single storey extension to the rear of the dwelling. The extension is required to provide a ground floor bedroom and bathroom as a disabled adaptation. The property is located within the urban boundary.

Relevant Planning History

None

Notification Responses

The neighbours were notified by means of a letter and no responses have been received.

Consultation Responses

Development Plan Policies

Policy DS1 (Urban Boundary) of the Rossendale District Local Plan states that the Council *will seek to locate most new development within a defined boundary - the urban boundary- and will resist development beyond it unless it complies with Policies DS3 and DS5.*

Policy DC1 (Development Criteria) of the Rossendale District Local Plan.

The policy states that all applications for planning permission will be considered on the basis of a) location and nature of proposed development, b) size and intensity of proposed development; c) relationship to existing services and community facilities, d) relationship to road and public transport network, e) likely scale and type of traffic generation, f) pollution, g) impact upon trees and other natural features, h) arrangements for servicing and access, i) car parking provision, j) sun lighting, and day lighting and privacy provided k) density layout and relationship between buildings and l) visual appearance and relation to surroundings, m) landscaping and open space provision, n) watercourses and o) impact upon man-made or other features of local importance.

Other Material Planning Considerations

None

Planning Issues

The location for the proposed development is within the urban boundary and therefore the proposal complies with Policy DS1 of the Rossendale District Local Plan.

The proposed development will have no adverse impact upon the neighbouring properties in terms of privacy, as there is a 2 metre fence present and there are to be no openings on the wall facing the neighbouring property. The proposed development will not look out of place in the locality, subject to conditional control and therefore is in accordance with Policy DC1 of the Rossendale District Local Plan.

The proposed development is located within the urban boundary and will have no adverse impact upon the amenity of the neighbouring residents. The proposed development will not look out of place within the locality, subject to conditional control. Therefore the proposed development is in accordance with Policies DS1 and DC1 of the Rossendale District Local Plan.

Recommendation

That planning permission is granted subject to the following conditions:

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 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.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows or other openings shall at any time be formed within the elevation of the habitable room, facing No. 37 Windermere Road, hereby permitted, without prior written approval of the Local Planning Authority.

Reason: To ensure that any development of the site has due regard to the amenities of the surrounding area.

Local Plan Policies

DS1

DC1