

<b>Application No:</b> 2007/75	<b>Application Type:</b> Full
<b>Proposal:</b> Change of use from bed-&-breakfast and public house to bed-&-breakfast and erection of 1&2-storey extension to side	<b>Location:</b> Glen Valley House 634 Bacup Road Waterfoot
<b>Report of:</b> Head of Planning, Legal and Democratic Services	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 22 May 2007
<b>Applicant:</b> Mr B Robertson	<b>Determination Expiry Date:</b> 30 March 2007
<b>Agent :</b> Mr M Illsley	

**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** **X**

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 application relates to a 2-storey stone building situated on the corner of Bacup Road and Spring Garden Street. The existing building measures 11.5m x 12m, with a

gutter-height of 5m and a ridge-height of 8.25m. It faces towards Bacup Road, with a yard/garden to its side of approx 14m x 17m.

To the rear of the existing building are 3-storey commercial premises, whilst to the rear of the yard/garden is a 2-storey building which has recently been converted from commercial use into flats.

## **1.2 Relevant Planning History**

The property was formerly a public house called The Moulders Arms. However, in September 2003 permission was granted for the then vacant first-floor to provide 7 rooms as bed -&-breakfast accommodation (2003/503). Use as a public house has since ceased. The bed-and-breakfast business trades under the name of Glen Valley House.

## **1.3 The Proposal**

Use of the ground-floor as a public house having ceased the applicant wishes to re-configure the space within the existing building, continuing to provide 7 bed-&-breakfast rooms, but making them of a higher standard by provision of en-suite bathrooms.

As originally submitted the application also proposed a 2-storey extension be erected to the side, to measure 9.8m x 9.9m, with a gutter-height of 5m and ridge-height of 7.6m. The applicant was asked to reduce the scale of the proposed extension to avoid it unduly affecting light to/outlook from windows of the flats to the rear.

The scheme has been amended and permission is now sought for the extension to the side to be in part 2-storey and in part 1-storey. To be attached to the side of the existing building will be a 2-storey extension that projects to the side by 6m, has a length of 14m, and is topped by a pitched-roof with a gutter and ridge height matching the existing building. From the side of this extension will project by 2.25m a 1-storey lean-to extension of 7.6m in length. Stone and slate matching the existing building will be used to construct the extension.

The resulting extension will accommodate an additional two B&B bedrooms, the managers living accommodation and garaging for a car. The application proposes within the grounds the provision of 2 further parking spaces and a turning-head to ensure any vehicles using these parking facilities can both enter and exit the site in forward gear.

In support of the proposal, the applicant makes the following points :

1. The proposed extension is of a design/materials to reflect the existing building.
2. The proposal will increase the number of B&B bedrooms by only two - from 7 to 9 - and for the first time provide guest bedrooms at ground-level, thereby being accessible to people with mobility difficulties.
3. The provision of facilities to enable 3 vehicles to park/turn safely within the grounds of the property is an improvement on the existing situation.
4. The property is close to Waterfoot town centre; the public car parks nearby have plenty of spaces available overnight; and many of its guests are walkers or arrive by taxi/the frequent bus services which run along Bacup Road.

## **1.4 Policy Context**

### Rossendale District Local Plan (Adopted 1995)

- DS1 - Urban Boundary
- DC1 - Development Control
- DC4 - Materials

### Joint Lancashire Structure Plan (Adopted 2005)

- Policy 1 - General Policy
- Policy 5 - Main Development Locations
- Policy 7 - Parking
- Policy 20 - Lancashire's Landscapes

### Other Material Planning Considerations

- PPS1
- PPG4
- PPG13
- LCC Parking Standards

## **2. CONSULTATIONS**

### LCC (Highways)

Objects to the application on the basis that a B&B establishment with 9 bedrooms, and with a unit of accommodation for a manager, should have the facility for 10 cars to park within its grounds and this level of off-street parking cannot be provided.

## **3. REPRESENTATIONS**

Objection to the application has been received from residents of three neighbouring properties.

The occupier of 650 Bacup Road, the terraced house immediately to the east of the application site (and with a side-garden extending up to it), has objected for the following reasons :

1. The proposed extension has windows in its side which will diminish the privacy of their side-garden
2. The proposed extension will create a highway danger as it will diminish the line of sight towards Waterfoot traffic lights of vehicles exiting the applicants and their own drive.
3. Although the applicant owns the area to be occupied by the intended parking/turning area, they have rights over part of it.
4. A public sewer runs close to the northern boundary of the site.

The occupier of 6-8 Townsend Street, the rear elevation of which is 35m from the proposed extension, has objected for the following reasons :

1. The extension will have windows in its side elevation which diminish the privacy of their back-bedroom and bathroom.
2. It can be difficult for pedestrians/wheel-chair bound people to pass along Bacup Road, or safely cross it, as cars and vans park on the footway outside the B&B, a problem this proposal will make worse.

The third objection is from the resident of a property called Glen House who considers the guest house to have taken a name too near the name of their own property.

#### **4. ASSESSMENT**

In dealing with this application the main issues to consider are : 1) Principle; 2) Design & Appearance; 3) Neighbour Amenity; & 4) Traffic/Parking.

##### Principle

The application site lies within the Urban Boundary of Waterfoot, wherein development of the scale and nature of that proposed is, in principle, appropriate.

##### Design & Appearance

The proposed extension, as amended, is of a design/facing materials in-keeping with the existing building and will not appear unduly prominent or intrusive in the street scene.

##### Neighbour Amenity

The proposed development will not materially change the use of the property or unduly increase the intensity of that use.

Whilst the 2-storey element of the proposed extension will abut the boundary with the 3-storey commercial building to the rear, it will not adversely affect light to/outlook from any of its windows. By ensuring that part of the extension take the form of a 1-storey lean-to, and stands 6.3m from the 2-storey building to the rear which has recently been converted from commercial use into flats will ensure that windows to these flats will not be caused an unacceptable loss of light/outlook/privacy.

The proposed extension will have a series of windows in its side elevation, giving outlook towards 650 Bacup Road. However, those windows at ground-level will be more than 8.5m from the objectors side-garden and the windows above 11m from the party-boundary. The gable of the objectors house contains no windows and the side-garden is open to view from Bacup Road. The objector residing at Townsend Street will, likewise, not experience an unacceptable loss of privacy.

##### Traffic/Parking

While appreciating the concerns expressed by the Highway Authority and a local resident about the likelihood/consequences of on-street parking on Bacup Road, the current proposal will not result in a need for significantly more parking than the existing B&B. It entails an increase in the number of guest bedrooms from 7 to 9. It also needs to be said that this property is located close to Waterfoot town centre, has public car parking nearby and a number of guests can be expected to arrive by taxi/bus.

Furthermore, implementation of the scheme now proposed will add to the existing facilities available for cars to park within the site. The Highway Authority is satisfied that the turning-head shown on the submitted layout will enable cars using the designated spaces to turn and exit the site in forward-gear. It is also satisfied that the proposed extension will not create a highway danger by diminishing the line of sight

towards Waterfoot traffic lights of vehicles exiting the applicants drive and that at 650 Bacup Road.

Accordingly, I do not consider refusal of the application on highway safety grounds could be substantiated.

## **7. RECOMMENDATION**

That permission be granted subject to the following conditions :

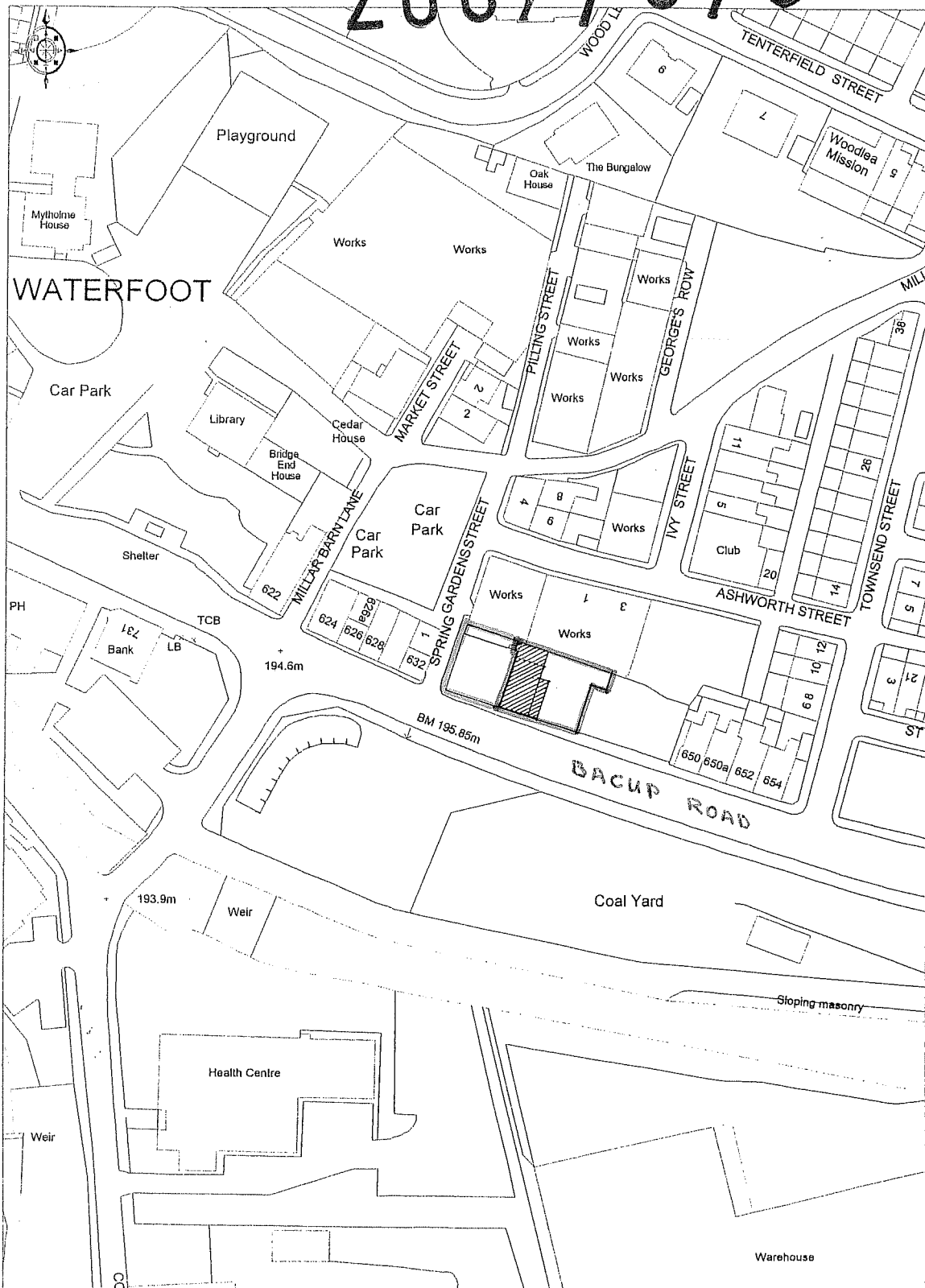
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. *Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.*
2. Notwithstanding any details shown on the previously submitted plans and specification, the development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings have been submitted to and approved in writing by the Local Planning Authority,. The development shall only be carried out using the approved external facing materials. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
3. No development shall take place until a scheme of landscaping/boundary treatment has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The submitted scheme shall provide details of the intended bin store, of the protection to be afforded during construction to planting to be retained and of the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. *Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
4. All hard-surfaced areas/walls/fences forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to first occupation of the building, unless otherwise agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following substantial completion of the building. Any trees or plants in the approved scheme of landscaping which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. *Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
5. Before the extension hereby permitted is first occupied, the parking and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out in

accordance with the approved plan, and shall thereafter be kept freely available for use as such. *Reason: To ensure safe and satisfactory on-site provision of car parking and manoeuvring areas, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*

6. The development hereby permitted shall be carried out in accordance with the amended drawing received on 21 March 2007. *Reason: To define the permission and ensure a satisfactory form of development.*

<b>Contact Officer</b>	
Name	Neil Birtles
Position	Senior Planning Officer
Service / Team	Development Control
Telephone	01706-238642
Email address	Planning @rossendalebc.gov.uk

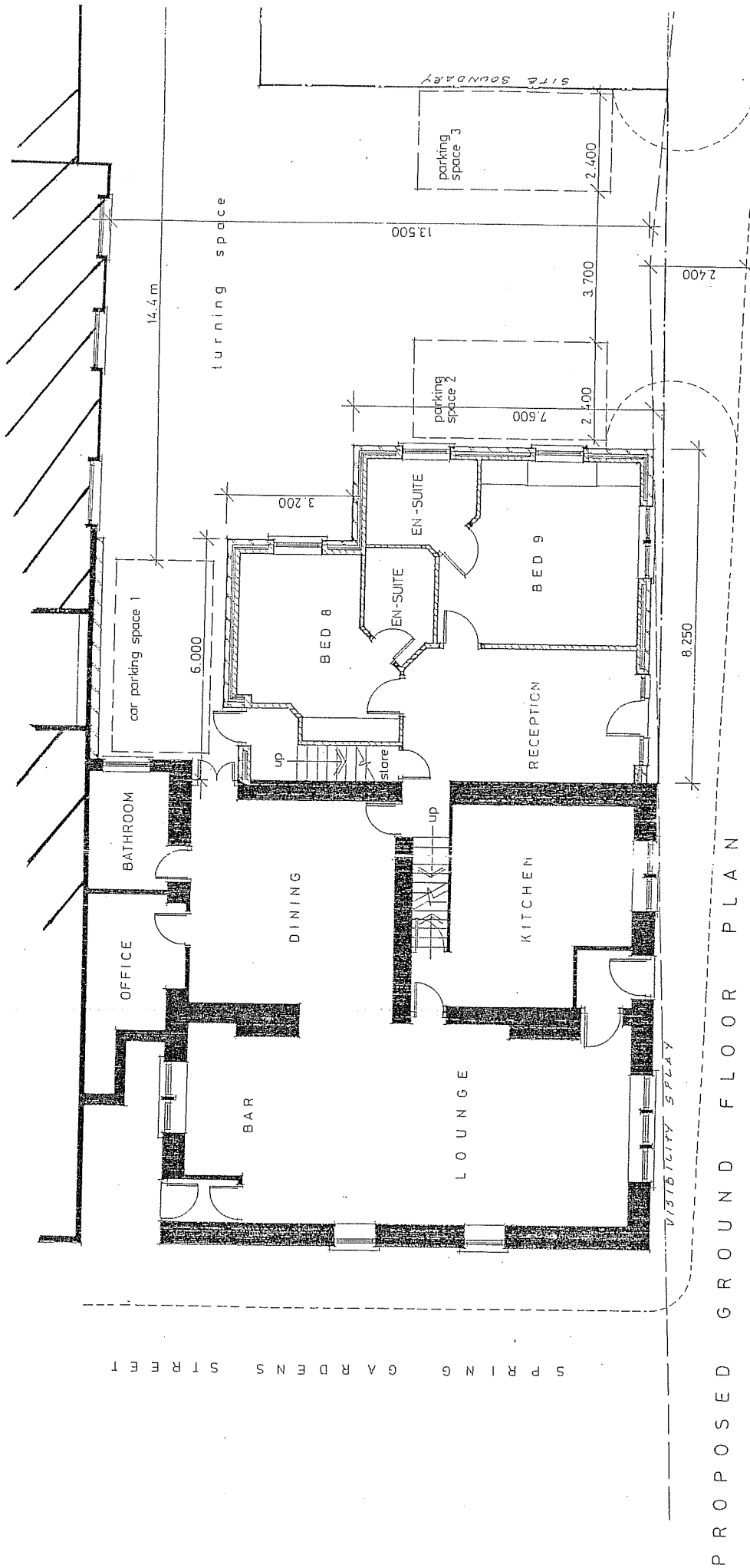
2007/075



Ordnance Survey

© Crown copyright 2006. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:1250

LOCATION PLAN.



SPRING GARDENS STREET

PROPOSED GROUND FLOOR PLAN

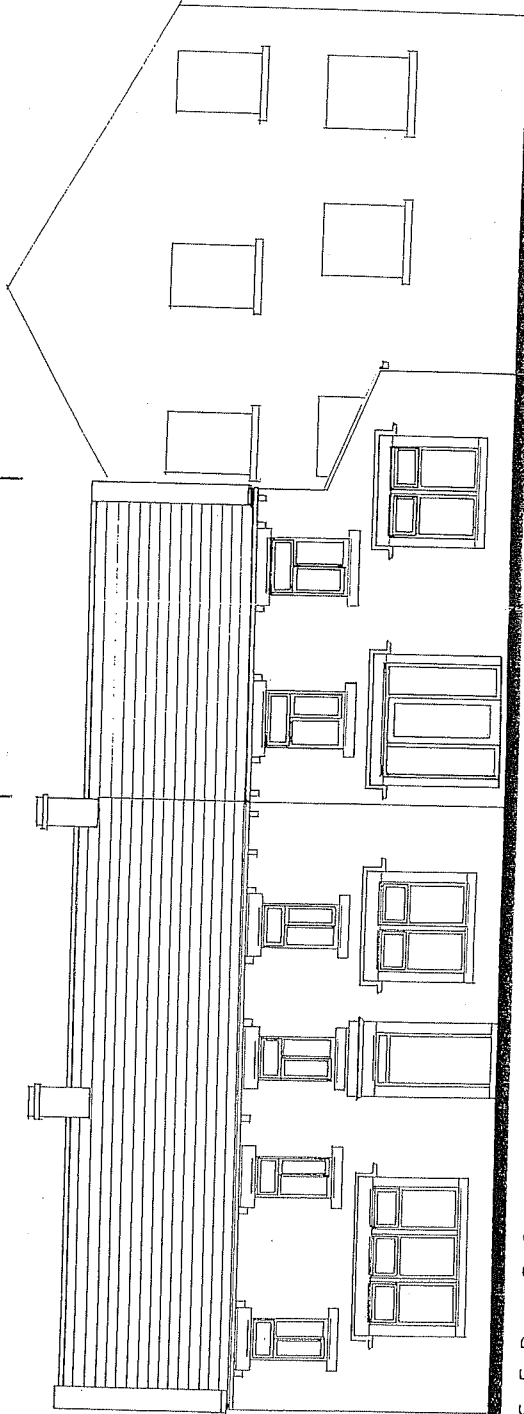
B A C I P . . . R O A D



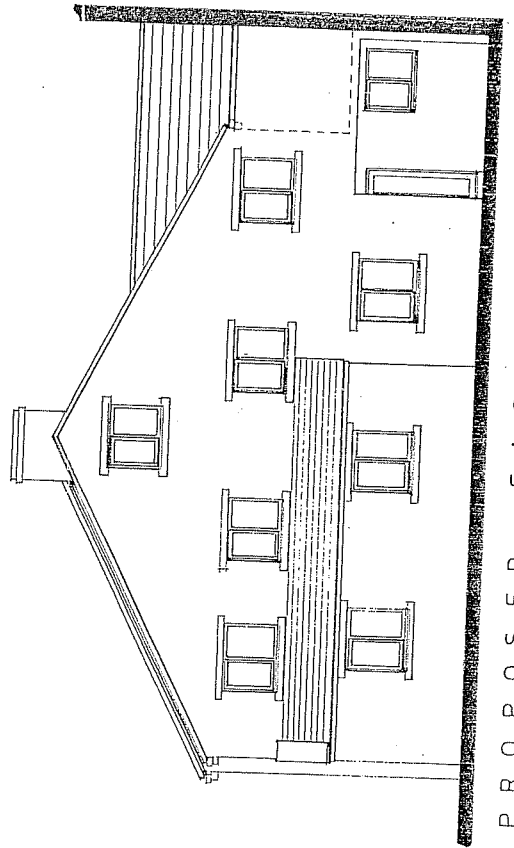
EXISTING  
BUILDING

PROPOSED  
EXTENSION

BUILDING  
TO REAR



P R O P O S E D   S O U T H   E L E V A T I O N



P R O P O S E D   E A S T   E L E V A T I O N