

Application No: 2007/305

Application Type: Householder

Proposal: Single storey ground floor extension and removal of existing roof and replacing it with steeper pitch to create bedrooms in roof space.

Location: 28 Zion Street, Bacup

Report of: Head of Planning, Legal and Democratic Services

Status: For Publication

Report to: Development Control Committee

Date: 24th July 2007

Applicant: Lever-Green

Determination Expiry Date: 4th July 2007

Agent: Equilibrium Architects

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:
Reason for Call-In:

More than 3 objections received

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. THE SITE

- 1.1 This application relates to a detached artificial stone bungalow situated at the end of an adopted highway adjacent to a turning area. The immediate neighbouring buildings are also bungalows and opposite the application site are a number of traditional terraced dwellings constructed from natural stone under a slate roof. The application site is within the Urban Area as identified on the Rossendale District Local Plan.

2. PLANNING HISTORY

- 2.1 2003/504 - Single storey extension to form studio. Approved 17 September 2003.

3. THE PROPOSAL

- 3.1 This proposal seeks consent to remove the existing roof and replace it with a roof of a steeper pitch to create bedrooms within the loft space. The proposal also involves raising the existing eaves line by 500mm and the provision of an extension to one end of the dwelling house. The ridge to the existing house is to be raised by approximately 1.5 metres. The existing concrete interlocking tiles are to be re-used on the new roof and the extended walls are to be rendered with paint finish to match the existing. The new area of flat roof over the glazed projection to the top of the proposed stair is to be in single ply membrane of grey colour. New windows and doors are to be in upvc to match the existing together with painted fascias. A new chimneystack is also proposed and will be finished in painted render.

4. POLICY CONTEXT

Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary
DC1 - Development Criteria
DC4 - Materials

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy
Policy 7 - Parking

Other Material Planning Considerations

PPS1
LCC Parking Standards

5. **CONSULTATIONS**

- 5.1 LCC (Highways) - Comments on current parking standards in relation to residential property ie 3 spaces are required for 4 or 5 bed properties.

6. **REPRESENTATIONS**

- 6.1 As a result of neighbour notification letters issued on the 14 May 2007 and posting of a site notice, three letters of objection have been received which make the following points:

- Loss of privacy
- Loss of sunlight
- Design

7. **ASSESSMENT**

- 7.1 The principal issues for consideration are land use, residential amenity, highway considerations and design. The first issue for consideration is land use. The site is located within the urban boundary and as such is acceptable in land use terms as it would accord with Policy DS1 of the Rossendale District Local Plan.
- 7.2 This application seeks approval to raise the existing eaves line by 500mm and also to construct an extension to one end of the dwellinghouse. The ridge to the existing house is to be raised by approximately 1.5 metres. The existing concrete interlocking tiles are to be re-used on the new roof and the extended walls are to be rendered with paint finish to match the existing. The new area of flat roof over the glazed projection to the top of the proposed stair is to be in single ply membrane of grey colour. New windows and doors are to be in upvc to match the existing together with painted fascias. A new chimneystack is also proposed and will be finished in painted render.
- 7.3 The application site is a detached bungalow situated at the turning head of Zion Street. A site visit revealed that the site has been extended previously and sits in an elevated position overlooking neighbouring property on Vale Street and issues relating to residential amenity have been raised with the applicant's agent. The response received makes the following comments
- 7.3.1 *"The current application involves the replacement of an existing single storey glazed conservatory with a solid, masonry extension and replacement of the existing roof to create bedrooms within the loft space. The property is a painted, rendered bungalow located at the end of a line of detached bungalows which are set slightly down from and along Zion Street, an adopted vehicular access road. The property is different from the other bungalows along Zion Street, both in terms of appearance and also in terms of orientation on the site, with the house being set at a slight angle to the road. The land beyond the bungalow is vacant with a single timber garage set upon it.*

- 7.3.2 *The buildings on the opposite side of the road from the property include the end of a terrace of two storey houses set along Hannah Street and a number of semi detached, two storey houses set along Clough Road. The application bungalow is itself set down from Zion Street by some 0.2m with the gable elevation facing onto Zion Street being concealed by a 3.5m high row of trees set along the site boundary.*
- 7.3.3 *17 Hannah Street is a two storey end of terrace housed with a hipped roof with an eaves height of around 7.0m and with a single storey extension to the rear and which faces directly onto the bungalow adjacent the application site, 26 Zion Street. The properties facing the application site are on Clough Road and have rear elevations some 34.0m away from the face of the nearest/side elevation of 28 Zion Street. The rear gardens to these semi detached properties are around 1.8m higher than the carriageway to Zion Street and are almost level with the roof eaves to the application bungalow.*
- 7.3.4 *Therefore, in terms of the impact of the proposals on the immediate surroundings, the proposed replacement of the conservatory has minimal, if any impact at all as it is a replacement on a like for like basis.*
- 7.3.5 *In terms of the proposed raising of the roof by 0.5m at the eaves and 1.4m at the ridge, these proposals also have a negligible impact since the semi detached houses facing the site are some 34.0m away and even then their elevated rear gardens mean that the proposed roof ridge is only around 3.0m higher than their lawns. In real terms, this amounts to the positioning of a single storey house 34.0m away from the rear of an existing house with an eaves height of 1.0m and a ridge height of 3.0m. Clearly, to say that the proposals represent a problem in terms of impact upon the surroundings is a nonsense and especially so when the window to habitable room window to window to habitable room distance is around 10.0m more than that which is generally permitted as a minimum in planning terms”*
- 7.4 The applicant’s agent supporting statement points out the topography of the site and states the separation distances that exist between the application site and the nearest neighbouring property. It is pointed out that the normally accepted separation distances of 21.0m between habitable room windows are exceeded in this respect. Additionally, due to the elevated position of the application site, it is noted that a degree of overlooking is inevitable. Further, due to the position of the application site and its orientation, it is considered that the plot can be considered on its own merits on an individual basis and design, rather than part of the whole Zion Street development. As such, it is considered that the design proposed is acceptable and any amenity issues would be minimal due to the distances involved.
- 7.5 In relation to car parking issues, the applicant’s agent has reduced the number of bedrooms proposed and as such, the requirement for three car parking spaces is no longer necessary. A condition requiring two car parking spaces to be provided is attached in the event of a permission being granted.
- 7.6 The residents views are acknowledged and their points raised, have been responded to above.

8. RECOMMENDATION

8.1 Approval is recommended.

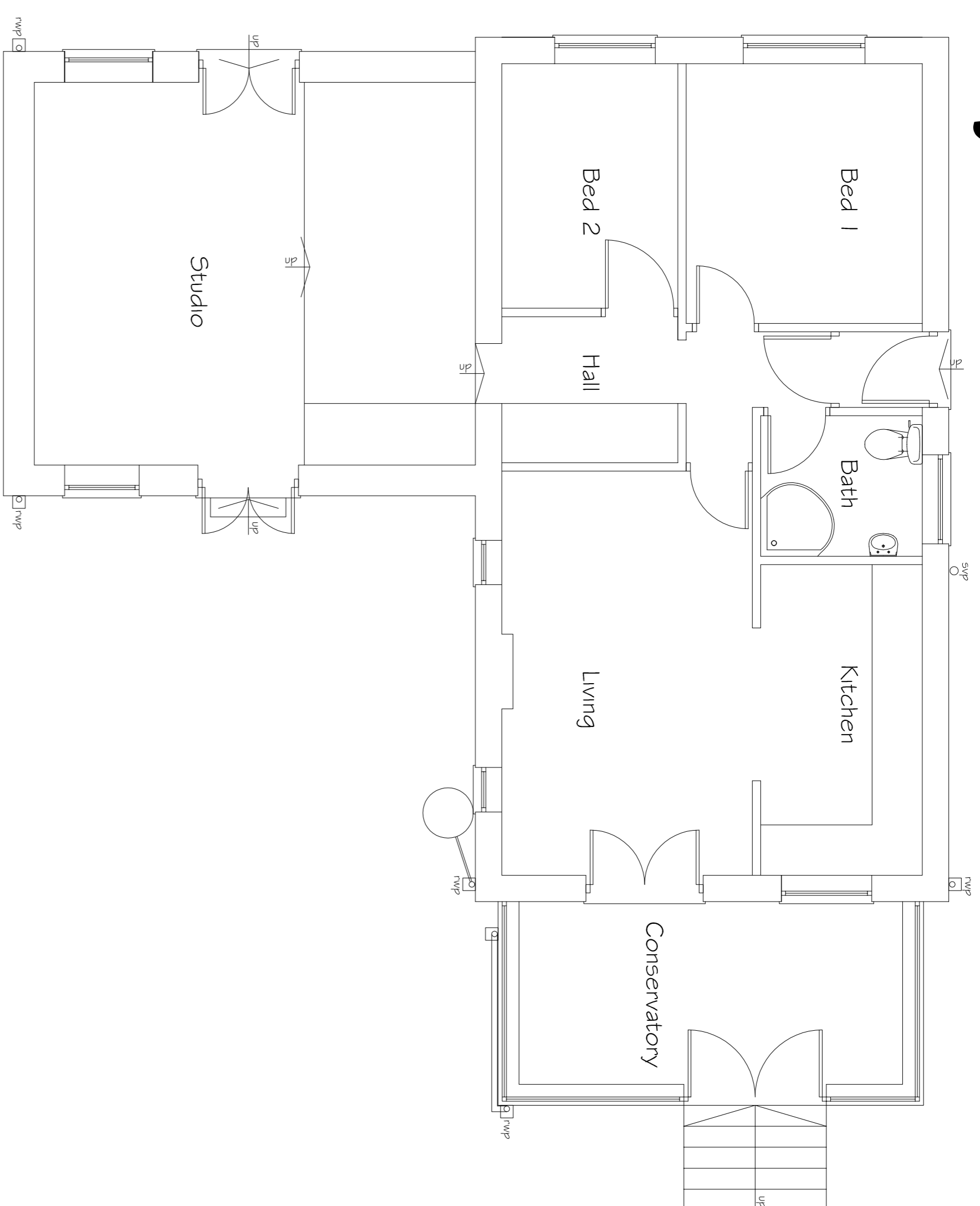
9. SUMMARY OF REASONS FOR CONDITIONS TO APPEAR ON THE DECISION NOTICE

9.1 The proposed development is located within the urban boundary and will not have a significantly 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, DC1, DC4 of the Rossendale District Local Plan.

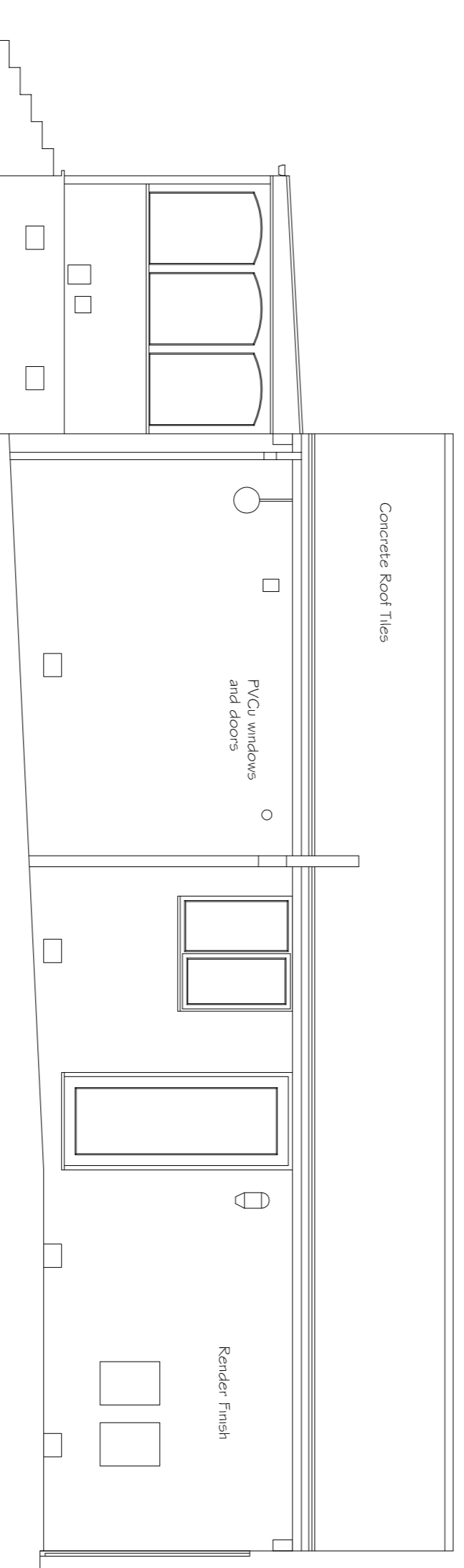
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. All the external materials and finishes to be used on the roof and elevations of the development 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. The development shall be carried out in accordance with plan(s) numbered R-0015-01 Rev A, R-0015-02, R-0015-03 R-0015-05, R-0015-04, R-0015-06 and 06B1785/001 received on 9 May 2007 and the 8 June 2007.
4. No development shall take place until a scheme indicating two car parking spaces has been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety and to accord with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
Name	Paul Talbot
Position	Planning Assistant
Service / Team	Development Control
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Email address	paultalbot@rossendalebc.gov.uk

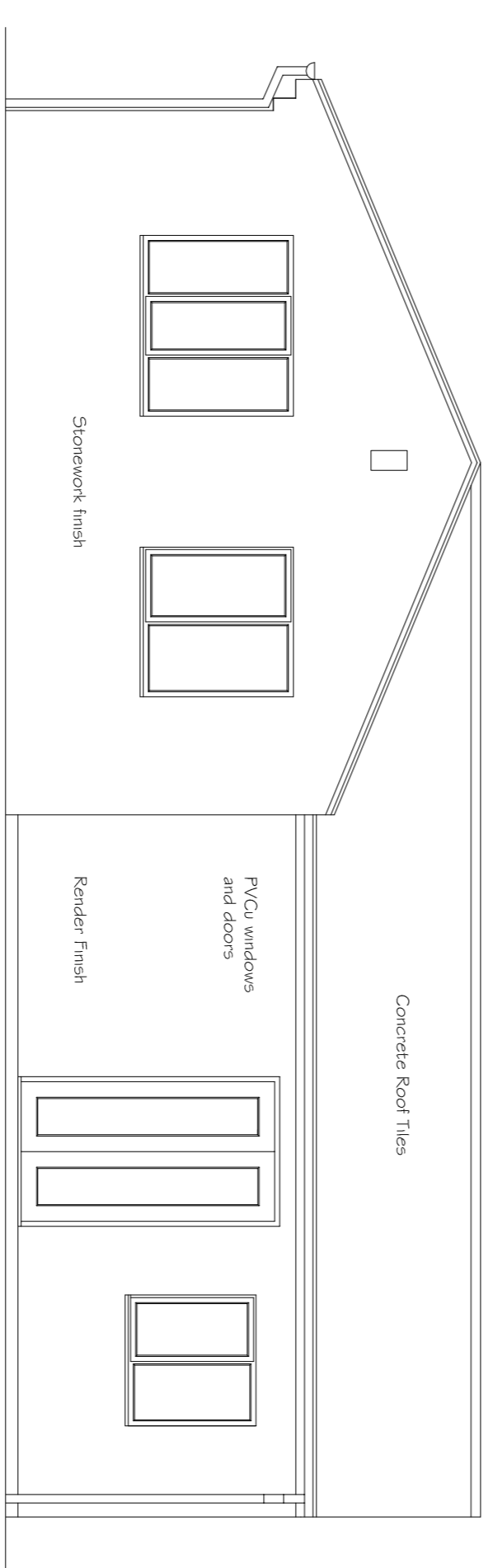
Existing Layout



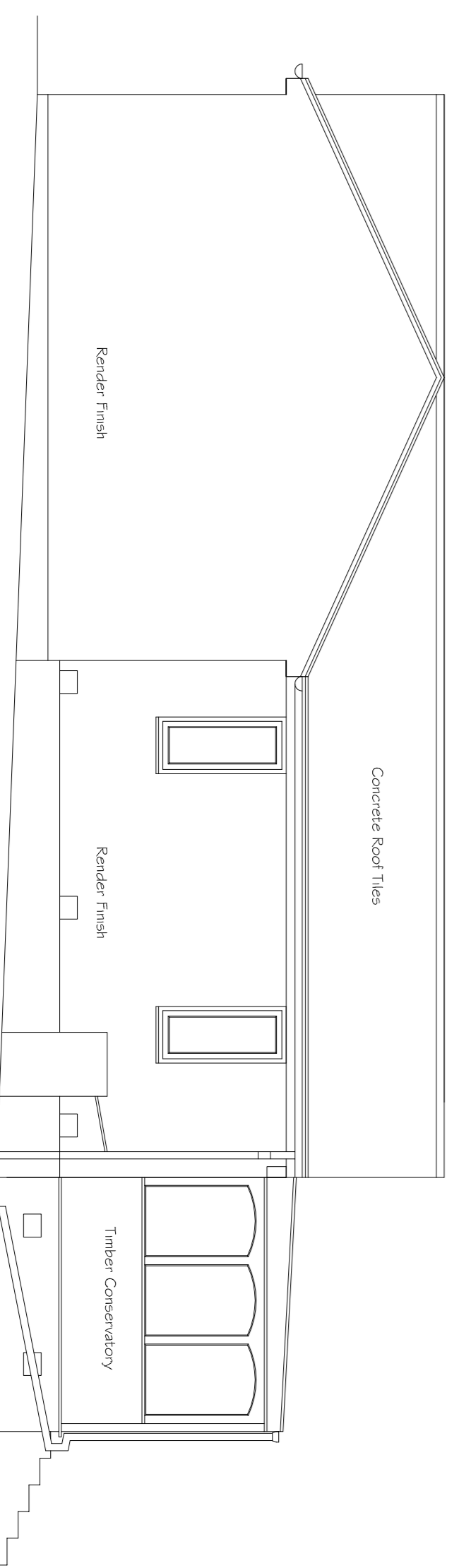
EXISTING GROUND FLOOR PLAN



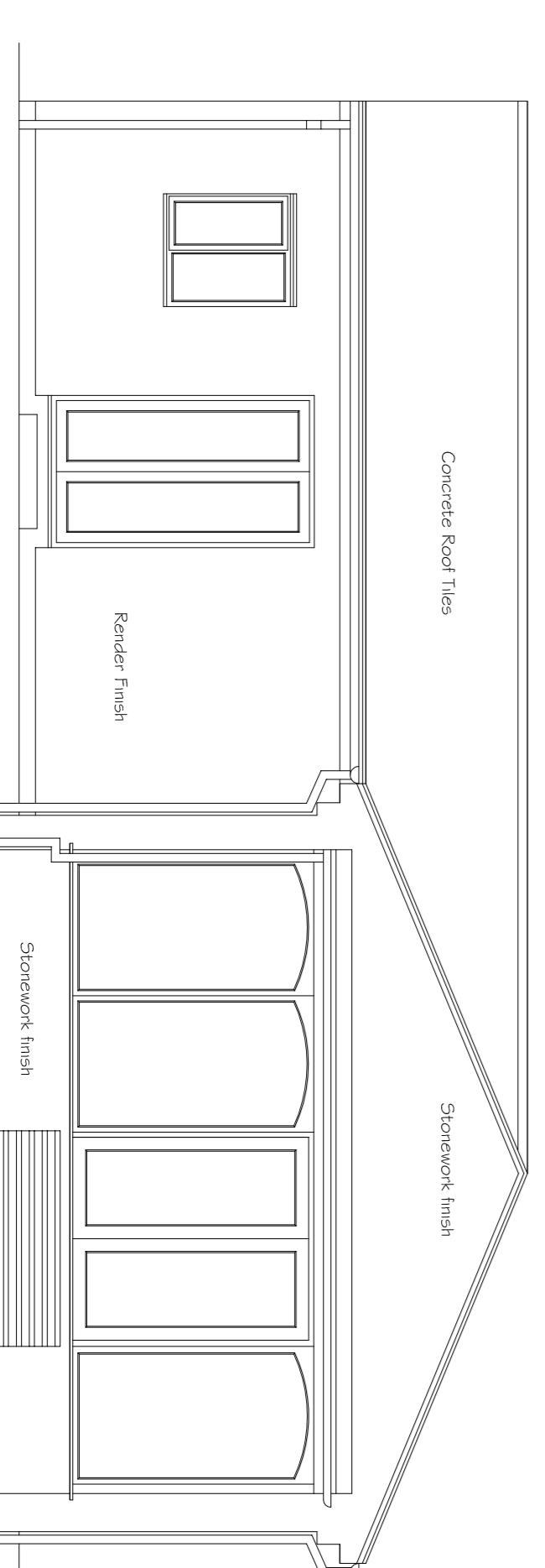
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



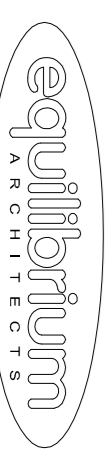
EXISTING SIDE ELEVATION

CLIENT
Lever - Green

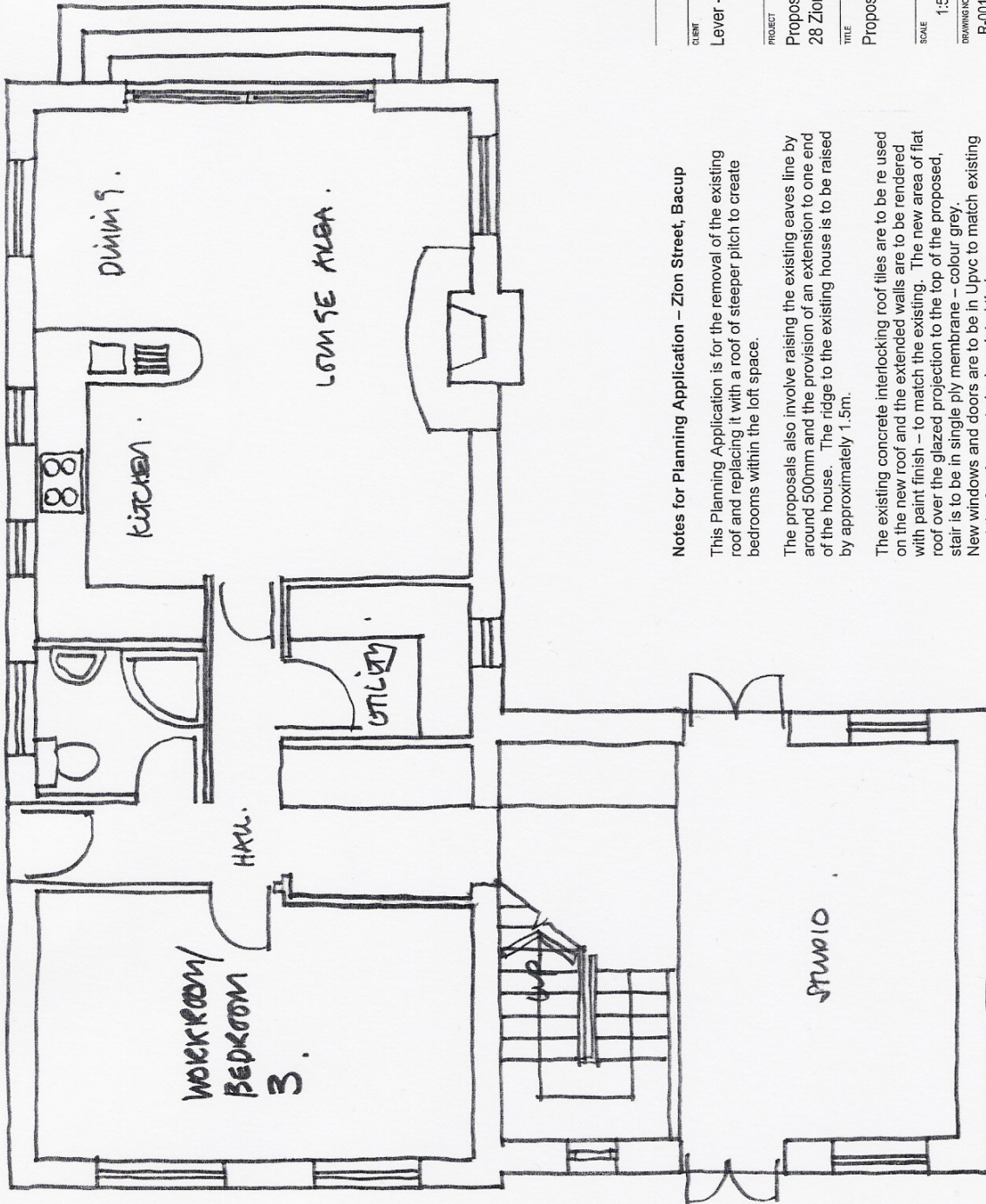
PROJECT
**Proposed Alterations at
 28 Zion Street, Bacup**

TITLE
Existing Plans & Elevations

SCALE	DATE	ISSUED	CHECKED
1:50	10.06	MH	-
DRAWING NO.	COORDINATOR NO.	REVISION	
R-0015-01	R-0015-02-Existing	A	



This extension replaces the existing conservatory which is to be demolished.



Notes for Planning Application – Zion Street, Bacup

This Planning Application is for the removal of the existing roof and replacing it with a roof of steeper pitch to create bedrooms within the loft space.

The proposals also involve raising the existing eaves line by around 500mm and the provision of an extension to one end of the house. The ridge to the existing house is to be raised by approximately 1.5m.

The existing concrete interlocking roof tiles are to be re used on the new roof and the extended walls are to be rendered with paint finish – to match the existing. The new area of flat roof over the glazed projection to the top of the proposed, stair is to be in single ply membrane – colour grey. New windows and doors are to be in Upvc to match existing and the fascias are to be in painted timber.

The proposed new chimney stack is to be finished in painted render.

GROUND FLOOR

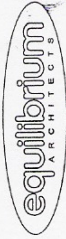
RAW 7.6.07 Bedroom covered.

CLIENT
Leaver - Green

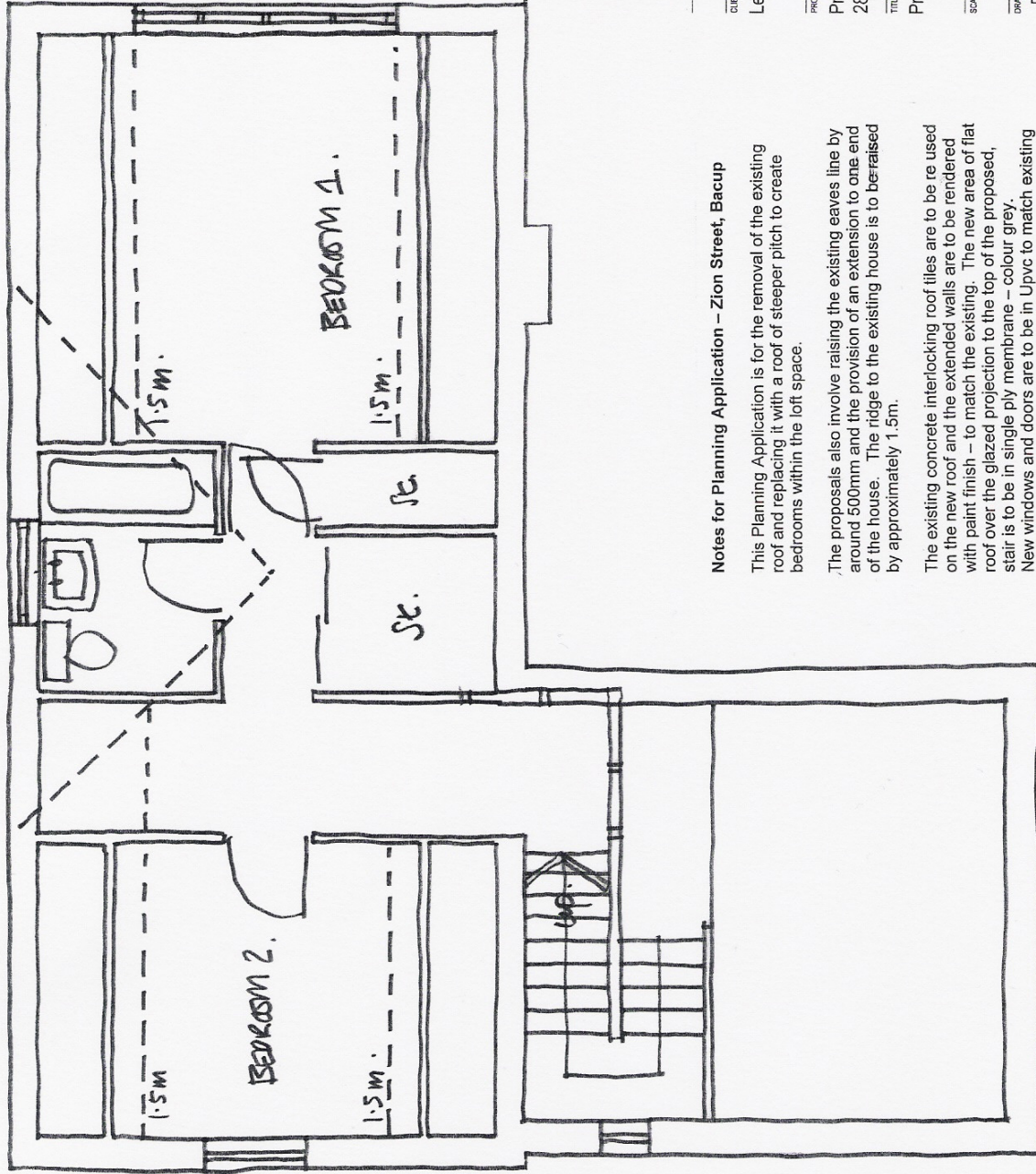
PROJECT
Proposed Alterations at
28 Zion Street, Bacup

TITLE
Proposed Ground Floor

SCALE	DATE	DRAWN	CHECKED
1:50	April 07	MH	-
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0015-02	R-0015-02-Existing	A	



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FIRST FLOOR

CLIENT
Lever - Green

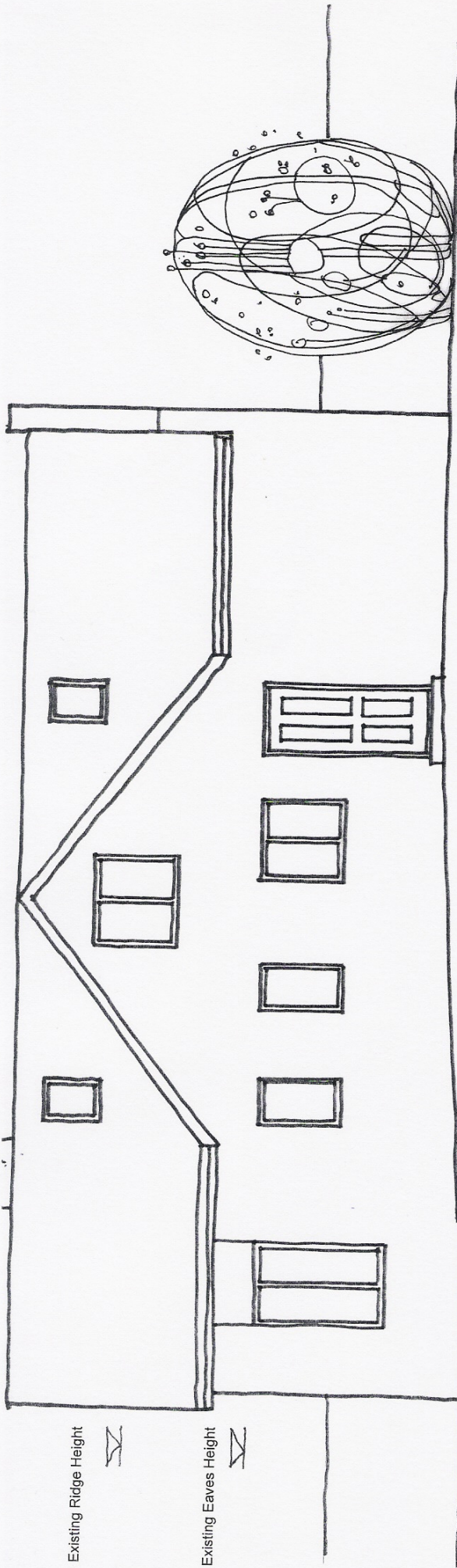
PROJECT
Proposed Alterations at
28 Zion Street, Bacup

TITLE
Proposed First Floor

SCALE	DATE	DRAWN	CHECKED
1:50	April 07	MH	-
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0015-03	R-0015-02-Existing	-	



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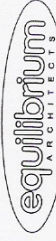
Entrance Elevation

CLIENT
Lever - Green

PROJECT
Proposed Alterations at
28 Zion Street, Bacup

TITLE
Proposed Elevations 1

SCALE	DATE	DRAWN	CHECKED
1:50	April 07	MH	-
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0015-04	R-0015-02-Existing	-	



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This extension replaces the existing conservatory which is to be demolished.

Existing Ridge Height

Existing Eaves Height



Rear Elevation/Section

This extension replaces the existing conservatory which is to be demolished.

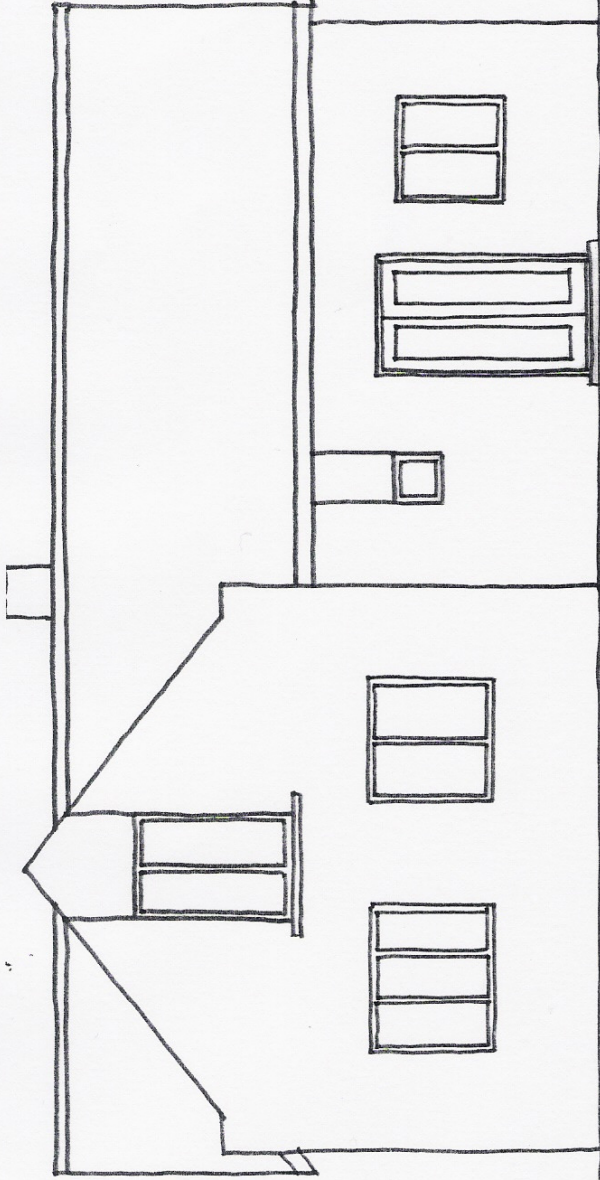
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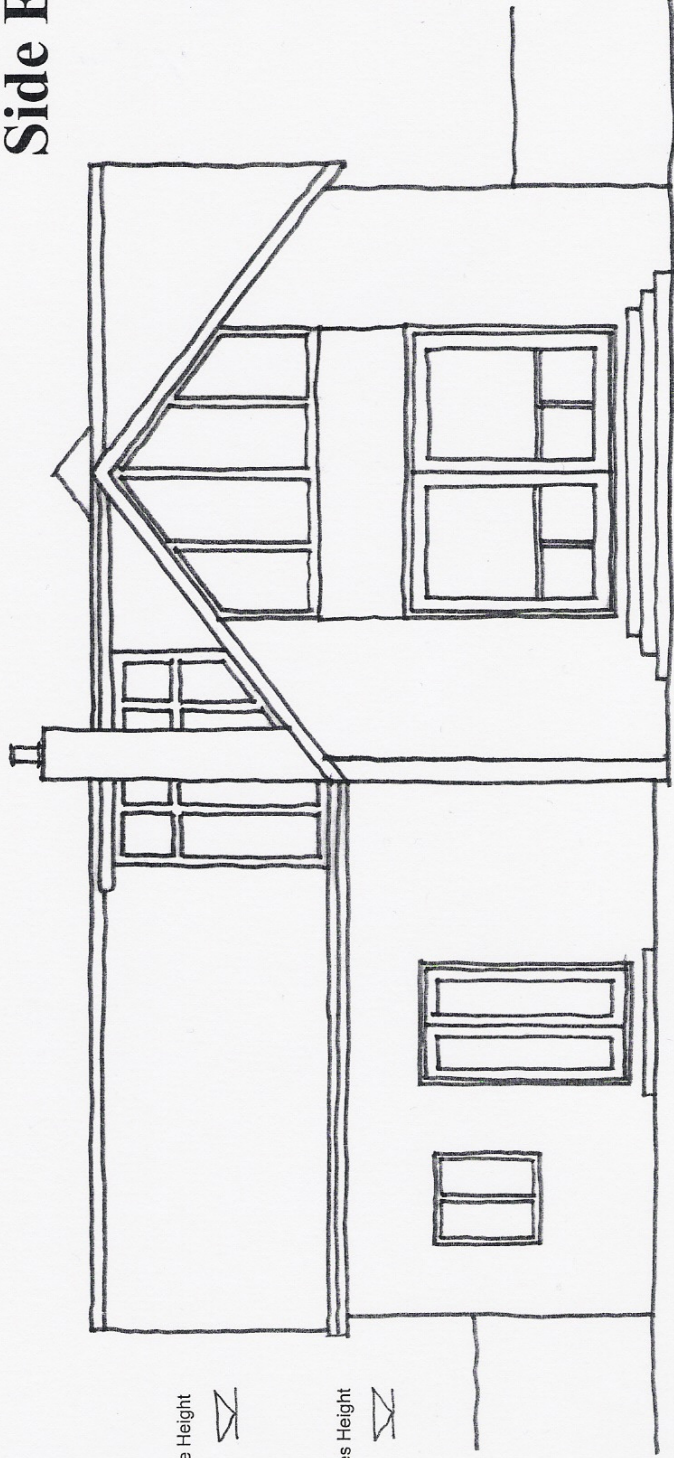
Existing Ridge Height



Existing Eaves Height



Side Elevation



Existing Ridge Height



Existing Eaves Height



Side Elevation

REV A. GARAGE ENO MAIN DOOR REMOVED
15.6.07

CLIENT

Lever - Green

PROJECT

Proposed Alterations at
28 Zion Street, Bacup

TITLE

Proposed Elevations 2

SCALE

1:50

DATE

April 07

DRAWN

MH

CHECKED

-

DRAWING NO.

R-0015-05

CAD REFERENCE NO.

R-0015-02-Existing

REVISION

- A



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