

Application No: 2007/381	Application Type: Full
Proposal: Two storey extension to side/front	Location: Laund Bank, Leebrook Road Rawtenstall
Report of: Head of Planning, Legal and Democratic Services	Status: For Publication
Report to: Development Control Committee	Date: 24 July 2007
Applicant: G Edwards	Determination Expiry Date: 31 July 2007
Agent : AEON Architectural Services Ltd	

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member: Cllr Christine Gill
Reason for Call-In: Inconsistency in application of planning guidelines as referred to within the report

3 or more 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 The property is an old, stone built former farm house built on a hillside to the west of Burnley Road. The front elevation faces eastward overlooking the valley. There is a lawned garden in front of the house. There is an existing single-storey lean-to extension to the southern gable that would be demolished to allow the construction of the extension which is the subject of the application.

2. RELEVANT PLANNING HISTORY

- 2.1 2006/472 – An application for a similar proposal was refused on 26th April 2007, because:-

The proposed extension is of a size that is out of proportion with the existing building and, by reason of its siting/design form and detailing, will be unduly prominent and unacceptably erode the essential character of the building, together with the area's local distinctiveness and the intrinsic qualities of the countryside. The proposed development would be contrary to the aims and objectives of PPS1 and PPS7, Policies 1,5 and 20 of the adopted Joint Lancashire Structure Plan and Policy DS5 and the criteria of Policy DC1 of the adopted Rossendale District Local Plan."

- 2.2 2006/431 – Agricultural buildings for stables and storage approved in October 2006 and now under construction.

- 2.3 2006/432 – Detached garage and games room approved in October 2006 and now under construction.

3. THE PROPOSAL

- 3.1 It is proposed to erect a 6 metre wide 2-storey extension to the gable of the house that would also project forwards making the property L shaped. The plans as originally submitted showed the roof and eaves would be set just below that of the existing house.

- 3.2 Since the application was submitted discussions have taken place with the applicant/agent. The projection of the extension forward has been reduced from 6.1 metres to 5.5 metres. The roof has been altered to match that of the existing house, including a new gable. Details have been added to confirm that the design of the extension, including the windows, will complement the existing house.

- 3.3 The application is accompanied by a design and access statement that seeks to justify the proposal. It is stated that a large extension is needed to accommodate a family of 2 adults and 4 children which is not reasonable in a property as small as the existing. The layout and the slope of the hillside do not lend itself to a form following that of the existing house. It is claimed that the extension has been designed to look like a barn and be submissive to the existing house and that a smaller extension would actually damage the character of the traditional double fronted house. The existing house will be shot blasted and the use of the same materials for the extension will provide a building that will appear to have been constructed as one.

4. POLICY CONTEXT

Rossendale District Local Plan (Adopted 1995)

DC1 – Development Criteria
DS5 – Development Outside the Urban Boundary and Green Belt
DC4 - Materials

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 – General Policy

Policy 5 – Development Outside Urban Areas

Policy 20 – Lancashire’s Landscapes

Other Material Planning Considerations

PPS1

PPS7

5. CONSULTATIONS

Lancs CC (Highways)

No objection.

6. REPRESENTATIONS

- 6.1 A site notice was posted on 21 June 2007 at the end of the access road to the Property. There are no immediate neighbours to notify by letter. No representations have been received.

7. ASSESSMENT

- 7.1 It has been suggested that the Council has been inconsistent in the application of its policies by approving large extensions on other houses in the countryside but refusing the applicant’s previous application for an extension. The main issue, therefore, is whether policies were correctly applied and whether the previous reason for refusal should still stand.
- 7.2 National guidance stresses the importance the government attached to good design. Amongst the objectives for rural areas set out in PPS7 is that *“To raise the quality of life and the environment in rural areas through the promotion of good quality sustainable development that respects and where possible enhances local distinctiveness and the intrinsic qualities of the countryside”*.
- 7.3 Rossendale Local Plan Policy DS5 seeks to restrict development to that appropriate to a rural area. There is no specific guidance as the size of an extension that may be acceptable but a figure that is generally applied is a maximum of 50% of the size of the existing house. The existing house has a gross floor area of some 180 square metres over both storeys. Although the size of the extension has been reduced, it would cover some 155 square metres, an increase of over 85%, which is still considered to be excessive.
- 7.4 The extension would project in front of the existing house and would be prominently sited on the hillside. By making changes to the drawings and adding information such as window patterns the appearance of the extension has been considerably improved but it is still very large.

7.5 The proposed extension is of a scale that is out of proportion with the existing building. Whilst government guidance aims for development that “*enhances local distinctiveness and the intrinsic qualities of the countryside*”, the proposed development will detract to an unacceptable extent from the character and appearance of the building and from the essentially open and rural character of the area.

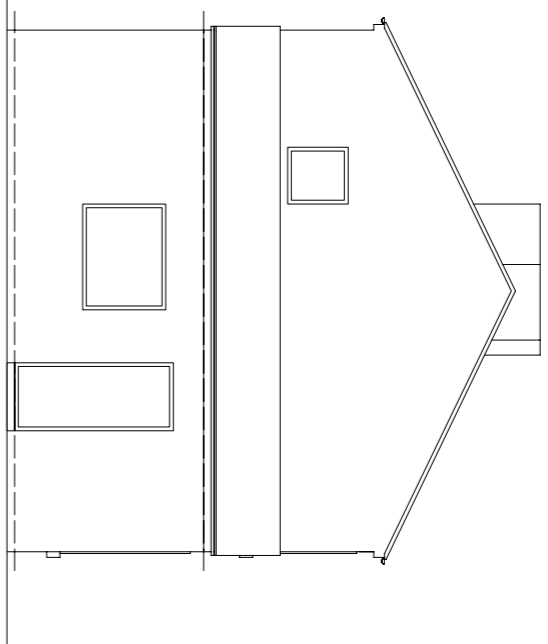
7.6 It is concluded that, as before, the application should be recommended for refusal.

8. **RECOMMENDATION**

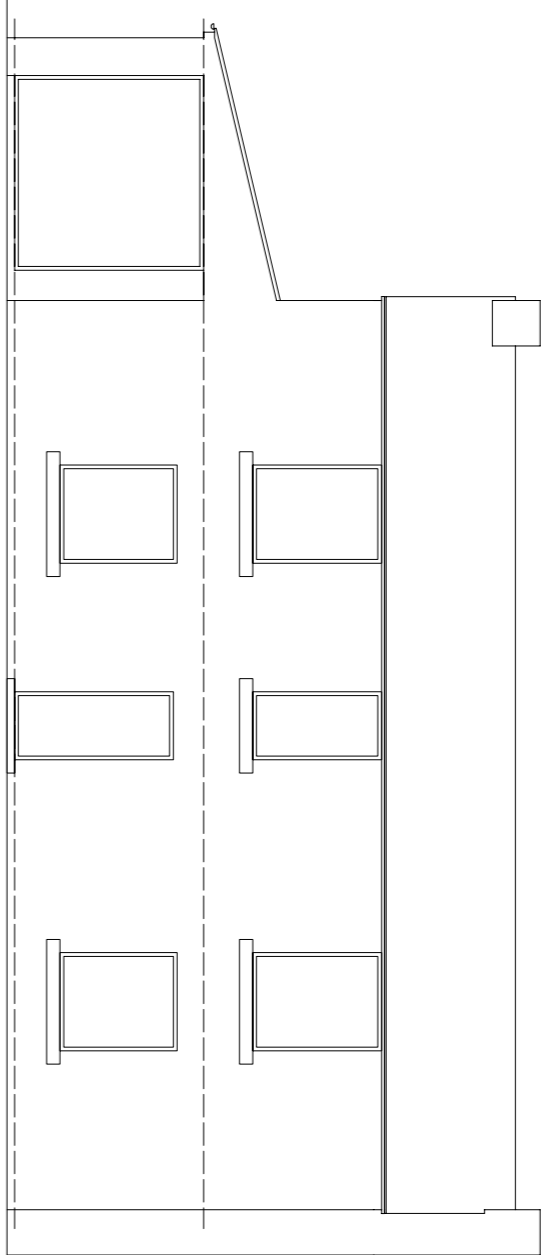
8.1 That Permission be refused for the following reason :

The proposed extension is of a size that is out of proportion with the existing building and, by reason of its siting/design form and detailing, will be unduly prominent and unacceptably erode the essential character of the building, together with the area’s local distinctiveness and the intrinsic qualities of the countryside. The proposed development would be contrary to the aims and objectives of PPS1 and PPS7, Policies 1, 5 and 20 of the adopted Joint Lancashire Structure Plan and Policy DS5 and the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

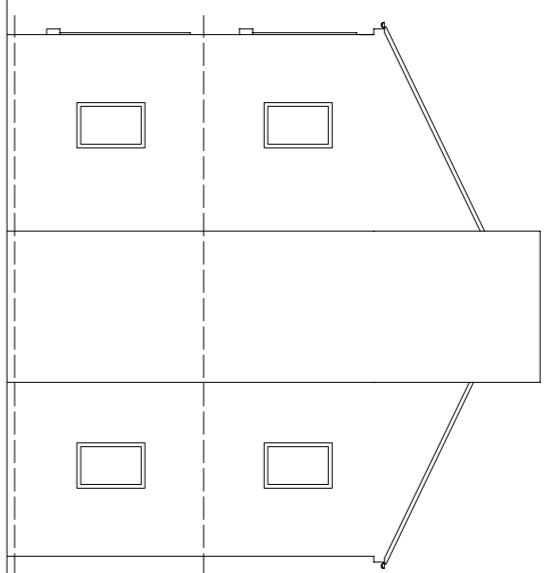
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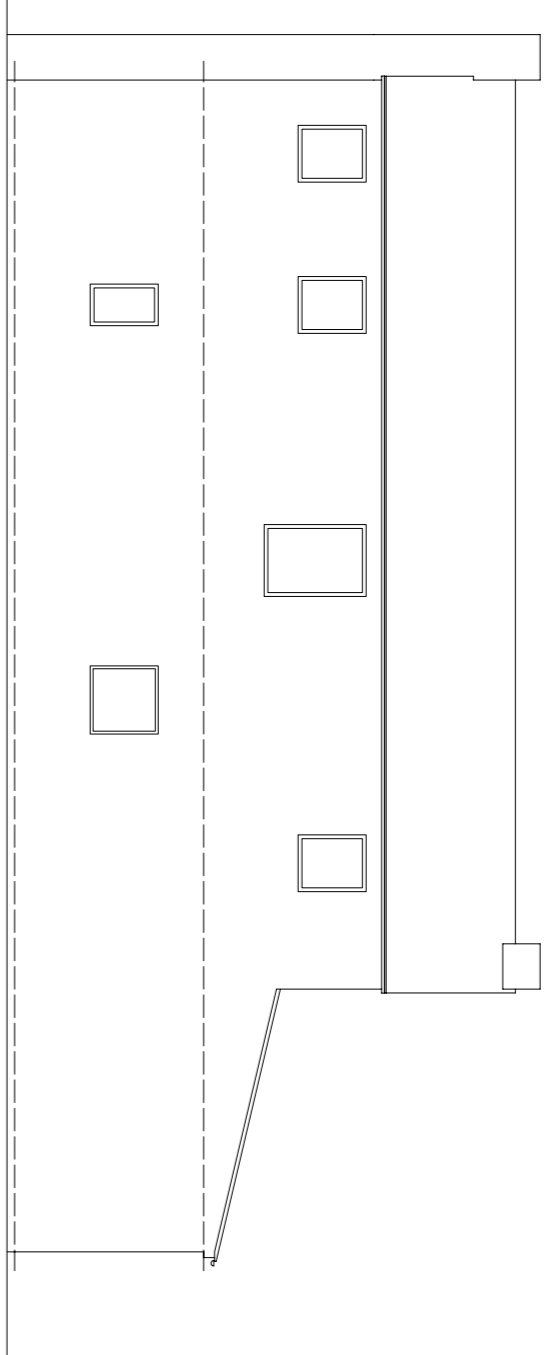
SOUTHWEST ELEVATION AS EXISTING



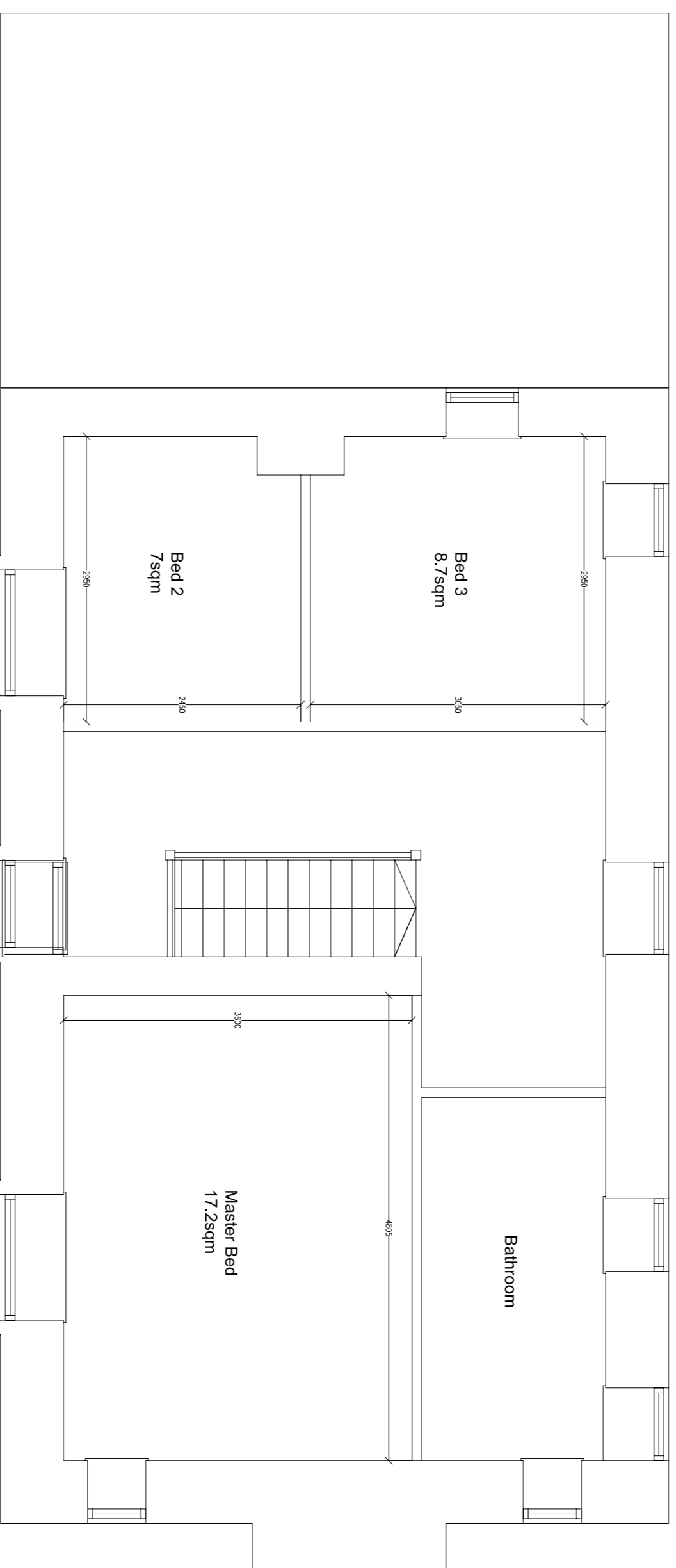
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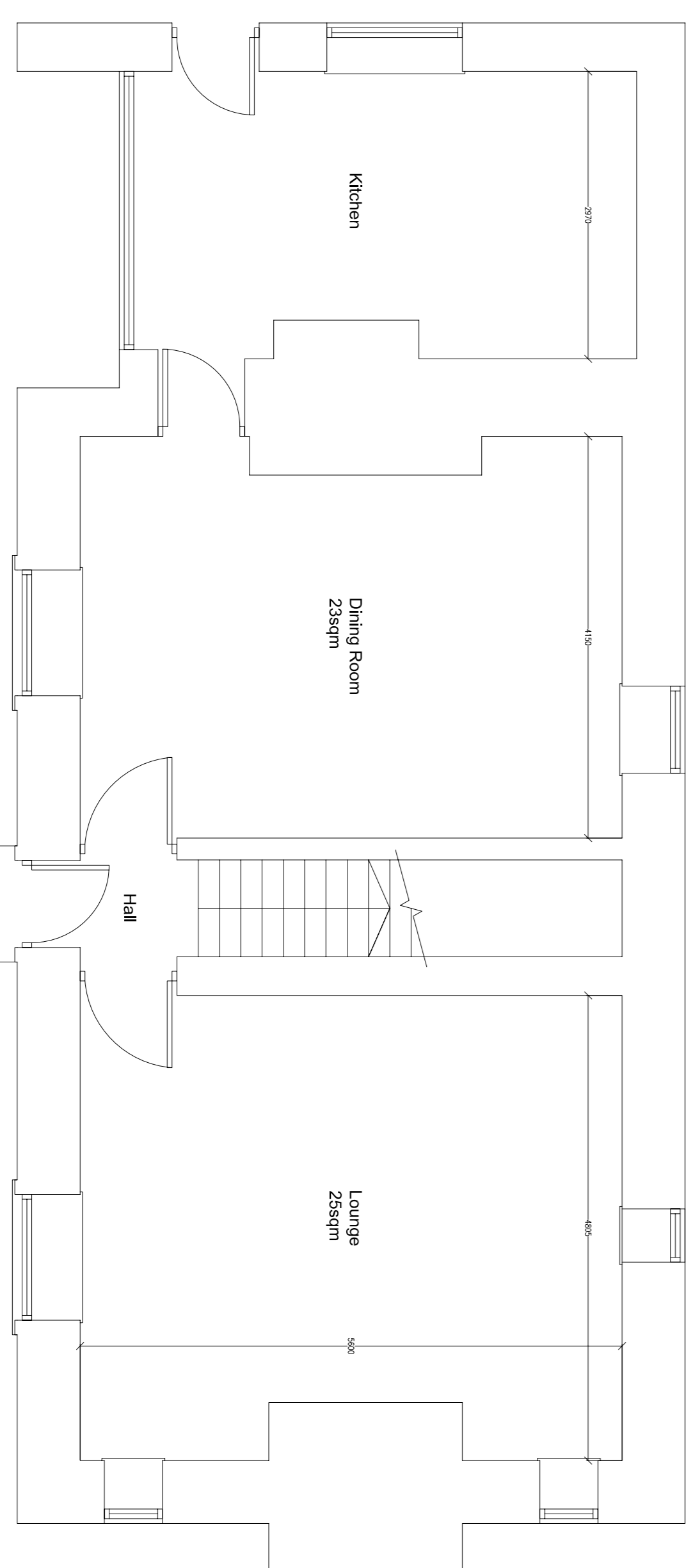
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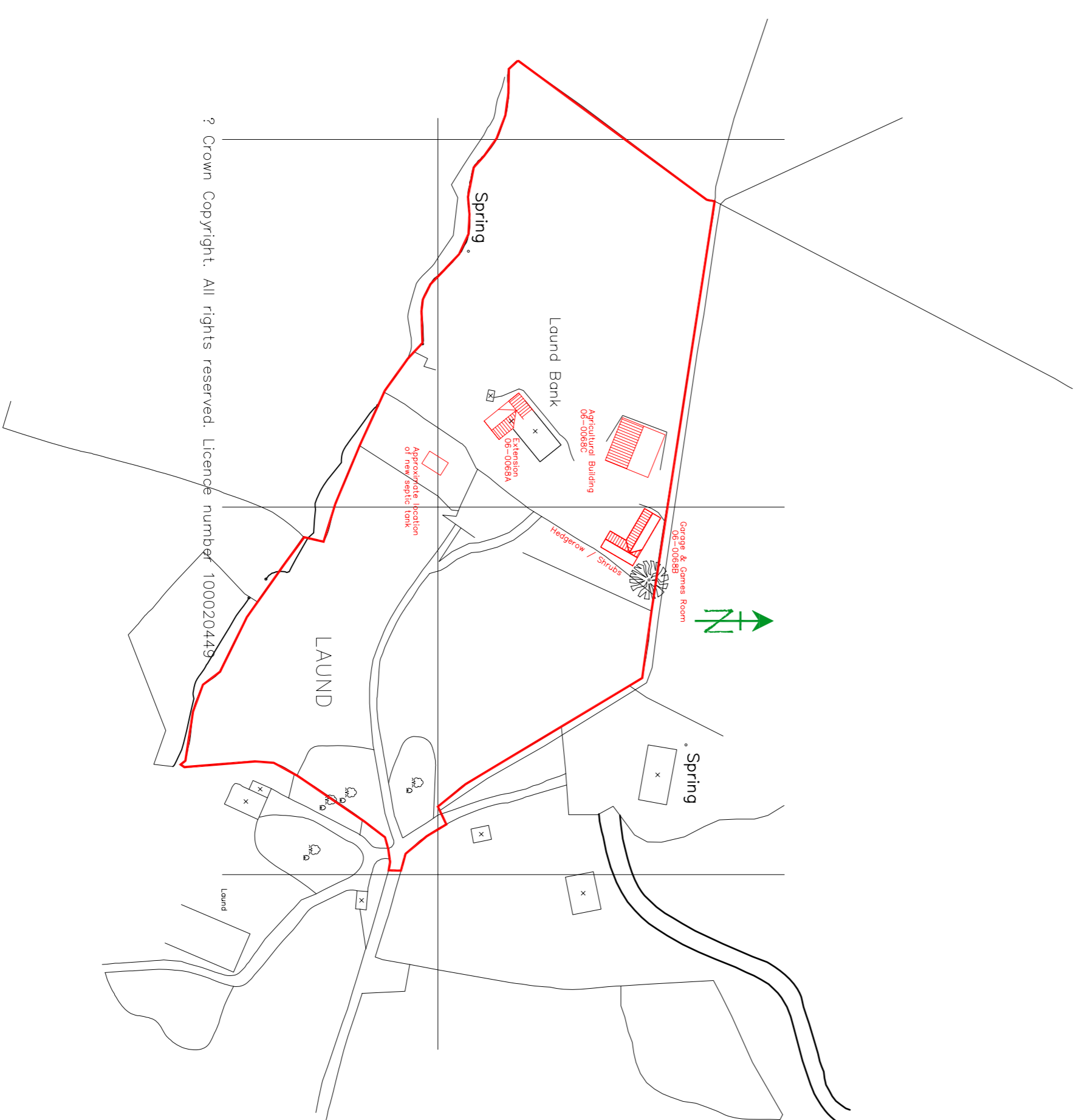
NORTHEAST ELEVATION AS EXISTING



FIRST FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS EXISTING



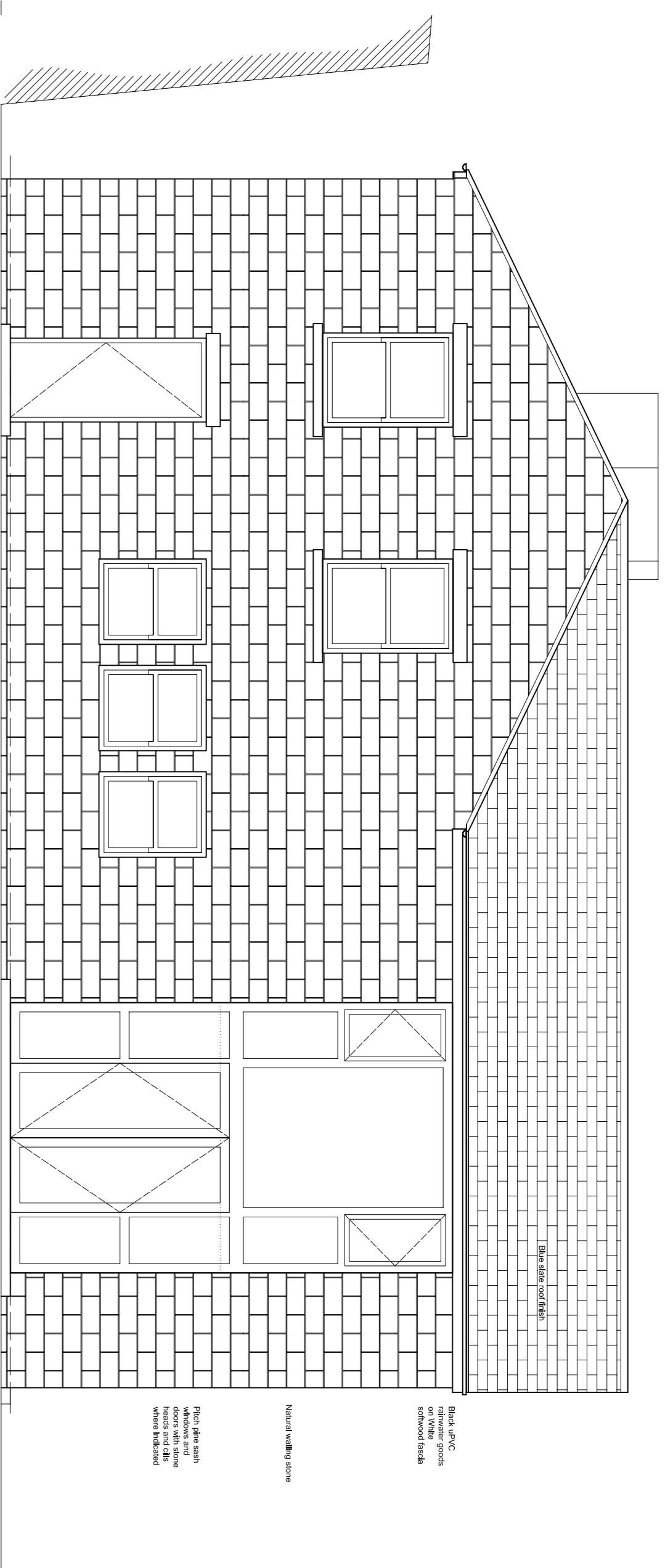
LOCATION PLAN 1:1250

Revision	Drawn	Date

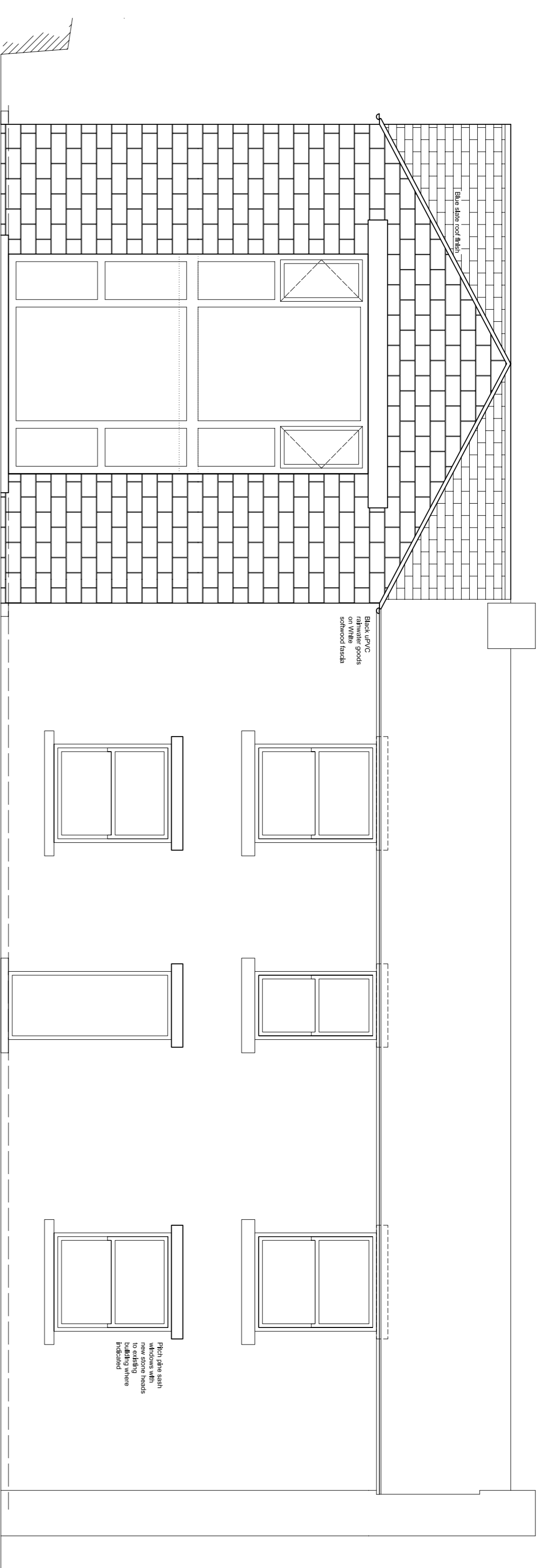
Client: Mr. Edwards
 Comment: Proposal to Laund Bank, Rowtenhall
 Title: PROPERTY AS EXISTING
 Comments: 05-006S
 Date: 06.01.2006

Scale: 1:50 & 1:100
 Date: DK
 Revision: 01
 Date: 06.01.2006

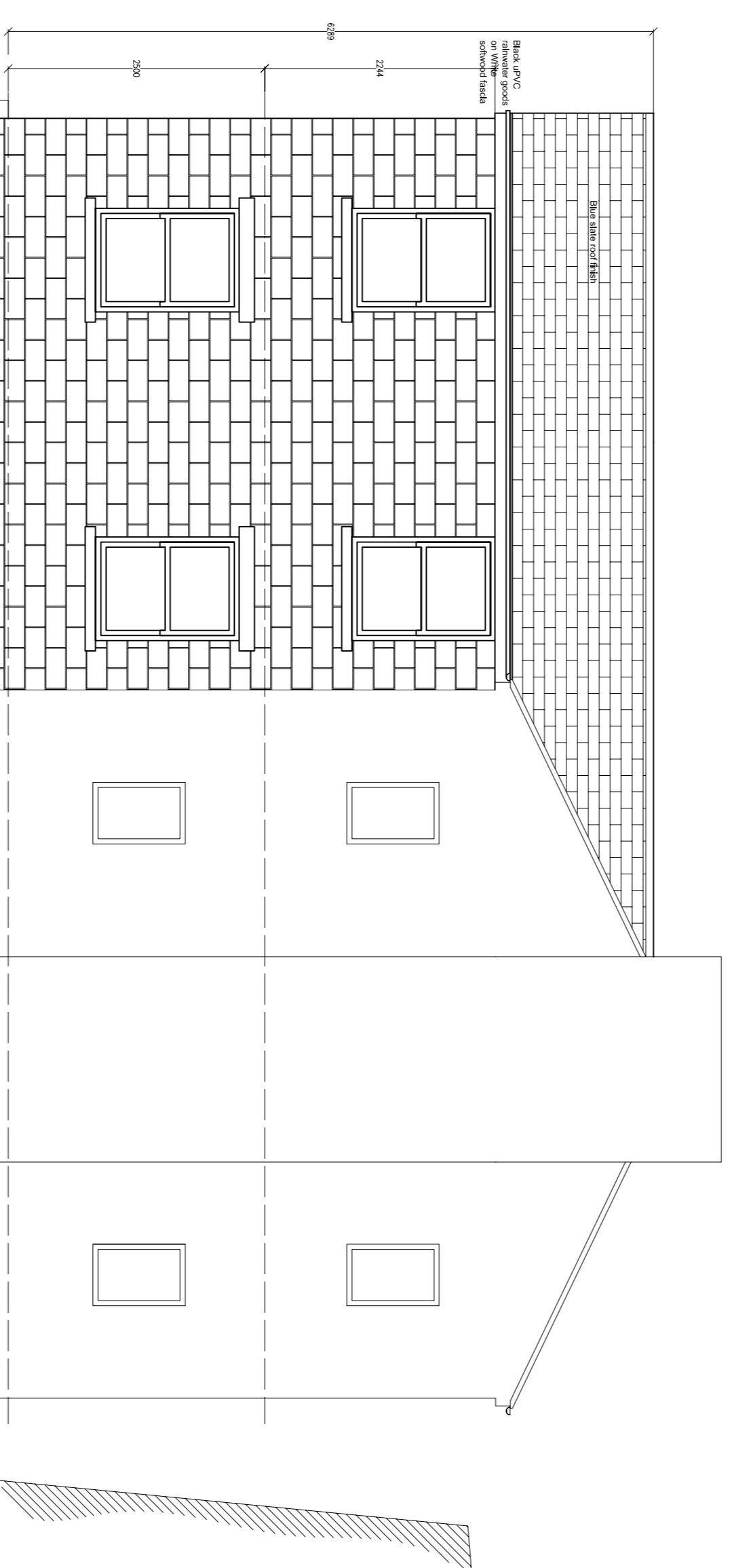
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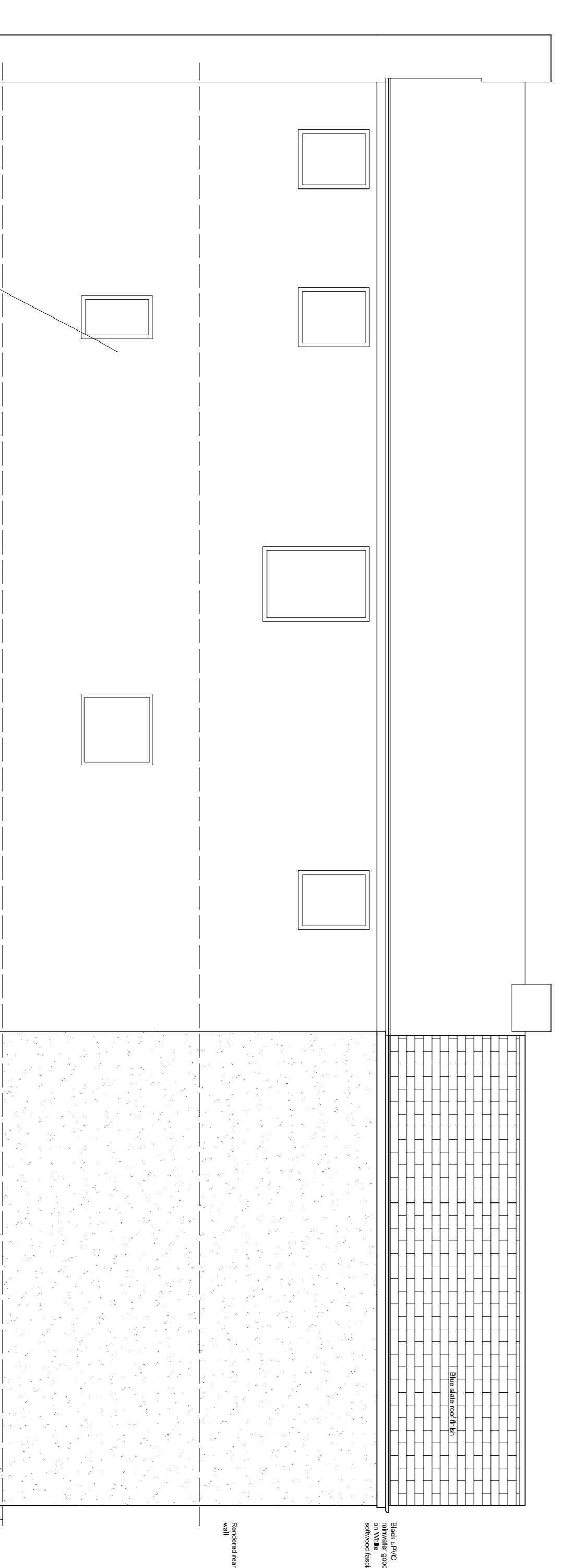
SOUTHWEST ELEVATION AS PROPOSED



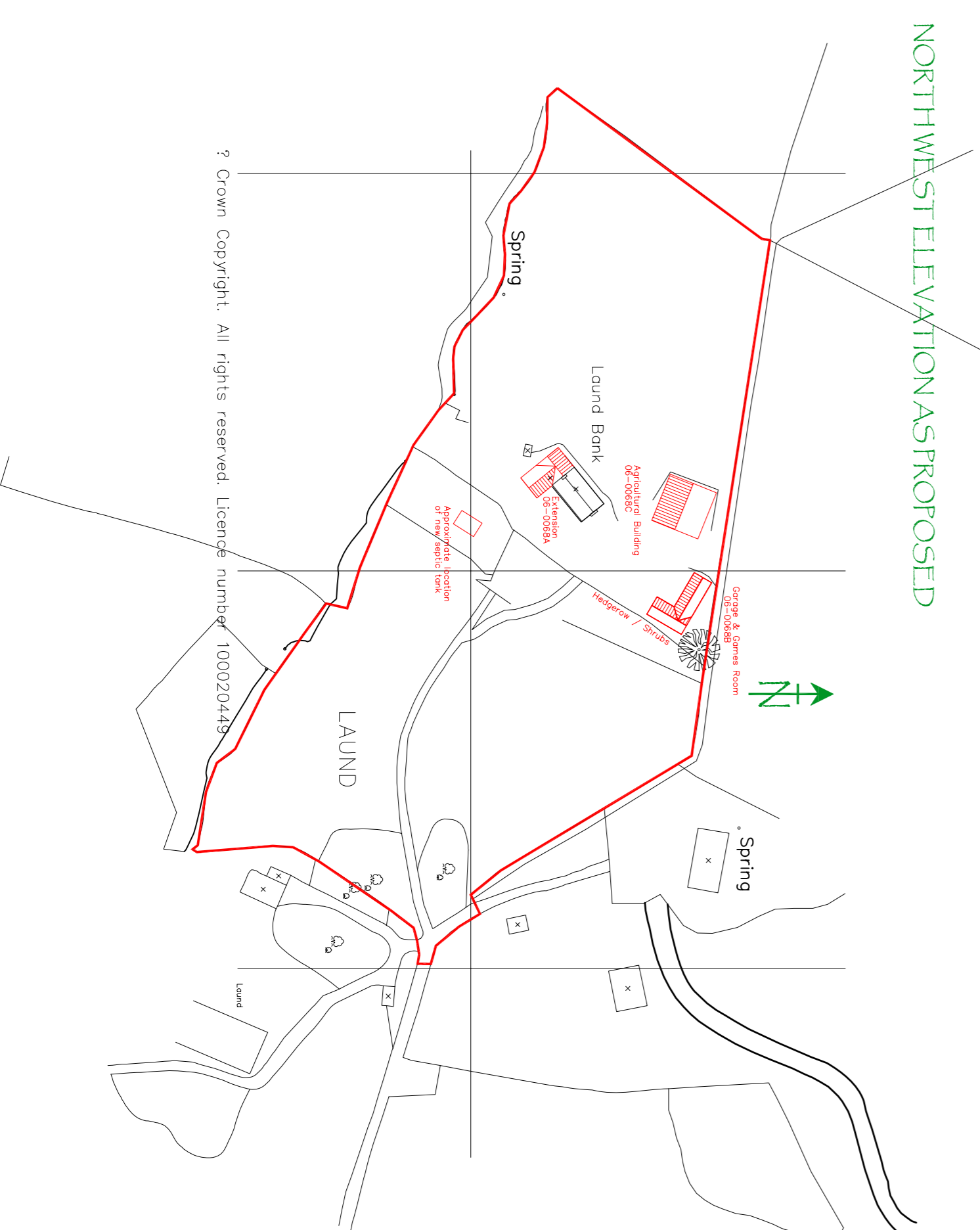
SOUTHEAST ELEVATION AS PROPOSED



NORTHEAST ELEVATION AS PROPOSED



NORTHWEST ELEVATION AS PROPOSED



LOCATION PLAN 1:1250

Revision	Drawn	Date
C	DK	19.06.11.00
B	DK	19.06.11.00
A	DK	19.06.11.00
1	DK	19.06.11.00

PLANNING

Client: **M. Edwards**

Comment: **Extension to Dwellinghouse, Lound Bank, Rowenshall**

Title: **ELEVATIONS AS PROPOSED**

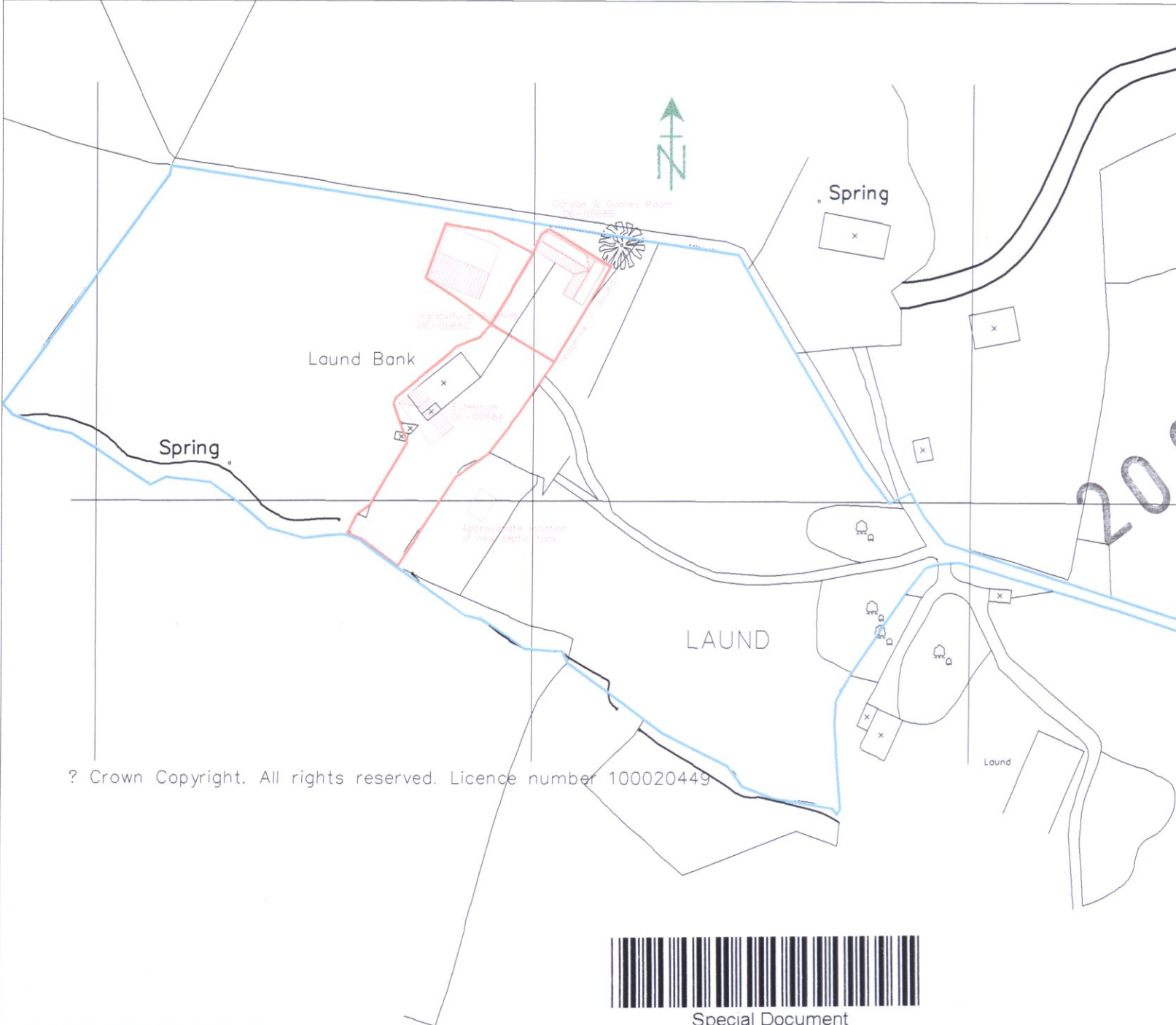
Comments: **05-0065A** Scale: **1:50 & 1:100**

Package: **02** Date: **DK**

Revision: **C** Date: **19.01.2006**

10002-1115150

20071381



Revision	A	Site area to dwelling increased	DK	01/08/2006
Drawn				
Date				

Status
PLANNING

Client
Mr Edwards

Contract
Proposals to Laund Bank, Rawtenstall

Title
LOCATION PLAN

Contract No. 05-0068 Scale 1:1250
 Dwg No. L-01 Drawn DK
 Revision A Date 01.08.2006

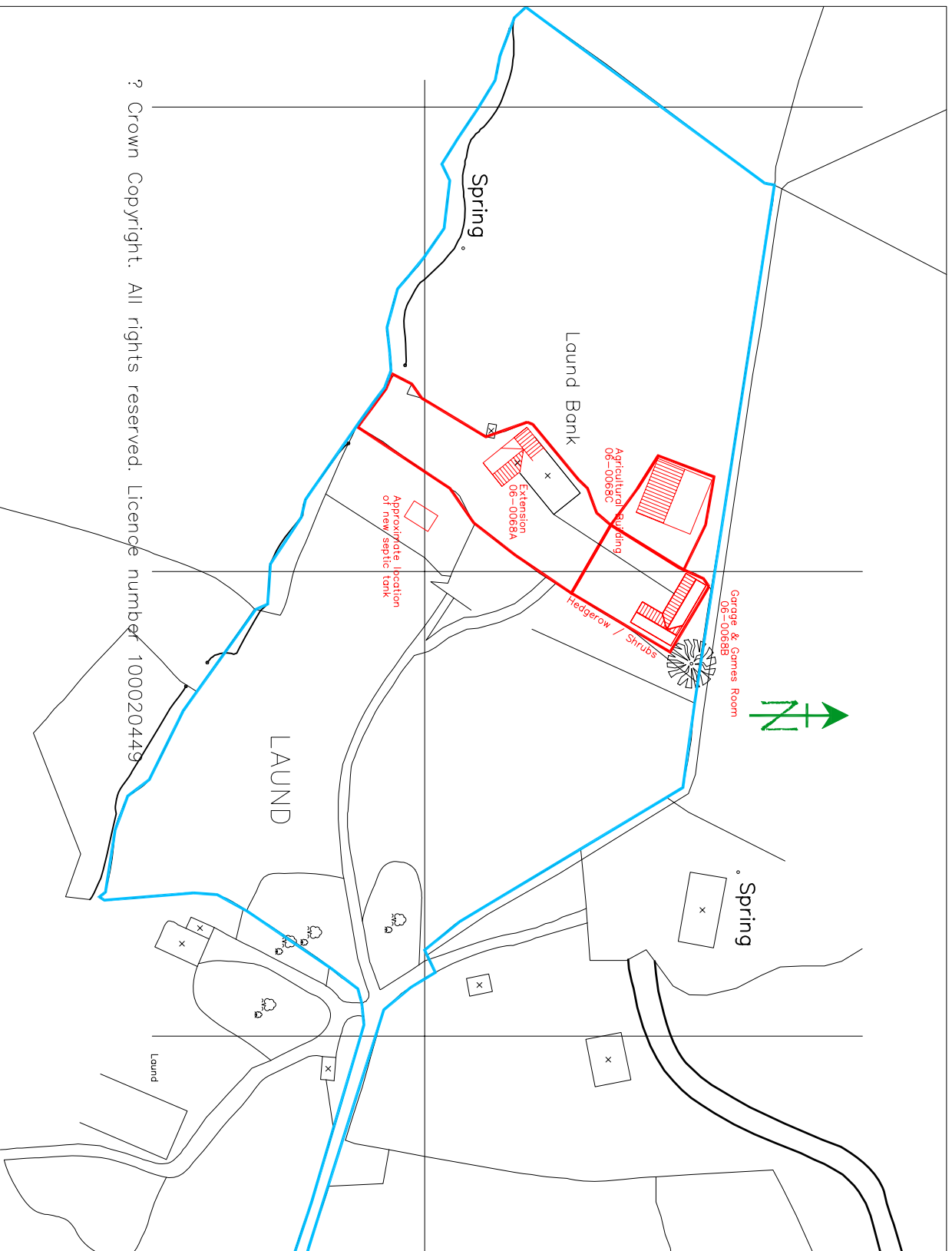
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Special Document
042998

LOCATION PLAN 1:1250



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Revision	Description	Drawn	Date
A	Site area to dwelling increased	DR	1/08/06

PLANNING

Client
Mr E. Edwards

Contract
Proposals to Laund Bank, Rawtenstall

Title
LOCATIONPLAN

Contract No. 05-0068 Scale 1:1250

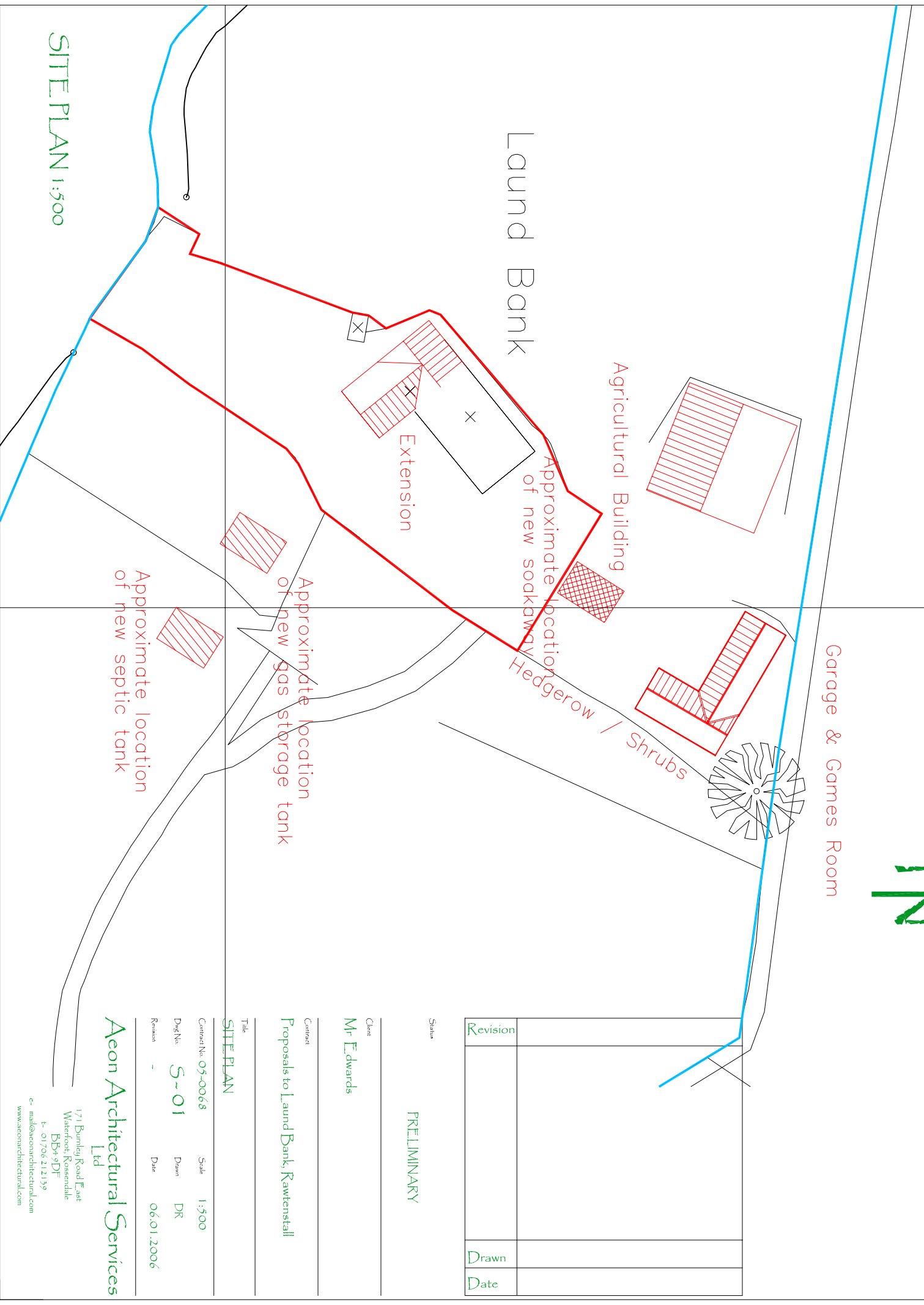
Dwg No. L-01 Drawn DR

Revision A Date 01.08.2006

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LOCATIONPLAN 1:1250



SITE PLAN 1:500

Laund Bank

Agricultural Building

Garage & Games Room

Extension

Approximate location of new soakaway

Approximate location of new gas storage tank

Approximate location of new septic tank

Hedgerow / Shrubs

Revision	Drawn	Date

Status

PRELIMINARY

Client
Mr E. Edwards

Contract
Proposals to Laund Bank, Rawtenstall

Title
SITE PLAN

Contract No: 05-00068 Scale: 1:500
 Draw No: S-01 Drawn: DR
 Revision: - Date: 06.01.2006

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