

**TITLE:** 2005/121 – DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF EXTENSION TO SIDE OF PROPERTY AT 3 THE HOLME, TOWNSEND FOLD, RAWTENSTALL, ROSSENDALE

**TO/ON:** DEVELOPMENT CONTROL COMMITTEE -  
28 APRIL 2005

**BY:** TEAM MANAGER: DEVELOPMENT CONTROL

**APPLICANT: MR A HOOPER**

**DETERMINATION EXPIRY DATE: 20 APRIL 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.

This application needs determination by the Development Control Committee owing to the scheme of delegation requiring that applications submitted by officers or members of the Council are determined by the Committee. The applicant's agent is Cllr David Hancock.

### **Site and Proposal**

The property which is the subject of this application is one of a group of stone built terraced properties situated off Holme Lane, Townsend Fold, Rawtenstall. The proposed extension is a single storey side extension on to the gable of the property and would be 7.4m in length and 4.7m in width. The materials of construction are stone under a concrete roof tile and it would form a dining area.

### **Consultation Responses**

None necessary

## **Notification Responses**

Neighbour notification took place on the 24 February 2005. One letter of representation has been received which makes the following points:

- Party Wall would be affected

## **Development Plan Policies**

Policy DS3 (Greenbelt) of the Rossendale District Local Plan states that “Within the Greenbelts, planning permission will not be given except in very special circumstances for the erection of new buildings and for the change of use of other buildings other than for the purpose of agriculture, forestry, outdoor sport and recreation cemeteries, institutions standing in extensive grounds, or other uses appropriate to a rural area. The change of use of a redundant building may be permitted within the terms of national greenbelt policy. The greenbelts are shown upon the proposals map as listed below: between Haslingden and Baxenden Between Waterfoot and Stacksteads Between Haslingden & Rawtenstall & Edenfield to the East, West and North of Whitworth and to the south and west of Edenfield”.

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..

Policy DC 4 (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**

### **PPG 2: Greenbelts**

Paragraph 3.6 states that “Provided that it does not result in disproportionate additions over and above the size of the **original** building, the extension or alteration of dwellings is not inappropriate in Green Belts”

## **Planning Issues**

This proposal seeks consent to erect a single storey side extension to a terraced property. The extension would form a dining area. One letter of representation has been submitted which makes reference to the demolition of a party wall between 3 The Holme and 6 The Holme but the writer does not wish to object to the proposed

extension. It is considered that the design is acceptable and the Party Wall matter can be addressed by the imposition of a note on any consent granted drawing the applicant's attention to the need to comply with the relevant Act. A recommendation of approval is given

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

The proposed extension is considered acceptable in design terms and accords with Policy DC1 of the Rossendale District Local Plan in terms of visual appearance and relation to surroundings.

### **Recommendation**

That planning permission is granted subject to the following conditions:

01 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.

02 Details of any alterations proposed to the external appearance of the building shall be submitted to, and approved in writing by, the Local Planning Authority. The approved alterations shall be completed, in accordance with the approved details, before the use hereby approved is commenced and shall thereafter be retained at all times.

Reason: In order to safeguard the appearance of the building and the surrounding area, in accordance with policy DC.1 of the Rossendale District Local Plan.

**It is also considered that a note under the Party Wall Etc Act 1996 is necessary.**

### **Background Documents**

Rossendale District Local Plan (Adopted April 1995)