

**Application No:** 2007/507

**Application Type:** Full

**Proposal:** Two storey side extension

**Location:** 35 Peel Drive, Bacup

**Report of:** Head of Planning, Legal and  
Democratic Services

**Status:** For Publication

**Report to:** Development Control  
Committee

**Date:** 18 September 2007

**Applicant:** Mr Howorth

**Determination Expiry Date:**  
28 September 2007

**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 \***

Other (please state)

Employee of the Council

**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 semi detached house located in a predominantly residential area within the Urban Boundary, as identified on the Rossendale District Local Plan. It was constructed out of stone with a tiled roof, as were the houses to each side and opposite.

### **2. PROPOSAL**

- 2.1 Permission is sought to erect a two storey extension to the side of the dwelling, to run the full length of the gable at ground level, with a 1m setback at first floor level. The extension would be 2.9 wide by 8.5m in length and would be constructed in artificial stone under a tiled roof. It would provide a ground floor bedroom and physiotherapy room, with an additional bedroom above.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None.

### **4. POLICY CONTEXT**

Rossendale District Local Plan (Adopted 1995)  
DS1 – Development within the Urban Boundary  
DC1 – Development Criteria  
DC4 - Materials

Joint Lancashire Structure Plan (Adopted 2005)  
Policy 1 – General Policy

Other Material Planning Considerations  
PPS1

### **5. CONSULTATIONS**

LCC(Highways) – No objection but it would be preferable if the resulting dwelling possesses three off street car parking spaces rather than the two it will have.

### **6. REPRESENTATIONS**

- 6.1 The application was advertised by individual neighbour notification on the 3 August 2007 and the posting of a site notice. No responses have been received.

## 7. ASSESSMENT

- 7.1 The application site is located within the Urban Boundary. As such, the proposal would accord with Policy DS1 of the Rossendale District Local Plan.
- 7.2 The design of the extension is considered to be acceptable. The extension will not detract unacceptably from the street-scene, appearing to be subordinate to the existing dwelling and constructed in matching materials.
- 7.3 Nor will it detract unacceptably from the amenities of any neighbours. There are no windows proposed in the gable of extension or the gable elevation of the neighbouring house and therefore the proposal does not raise any privacy issues.
- 7.4 The dwelling will continue to possess the facilities for two cars to park clear of the highway and the Highway Authority has not raised objection to the proposal.

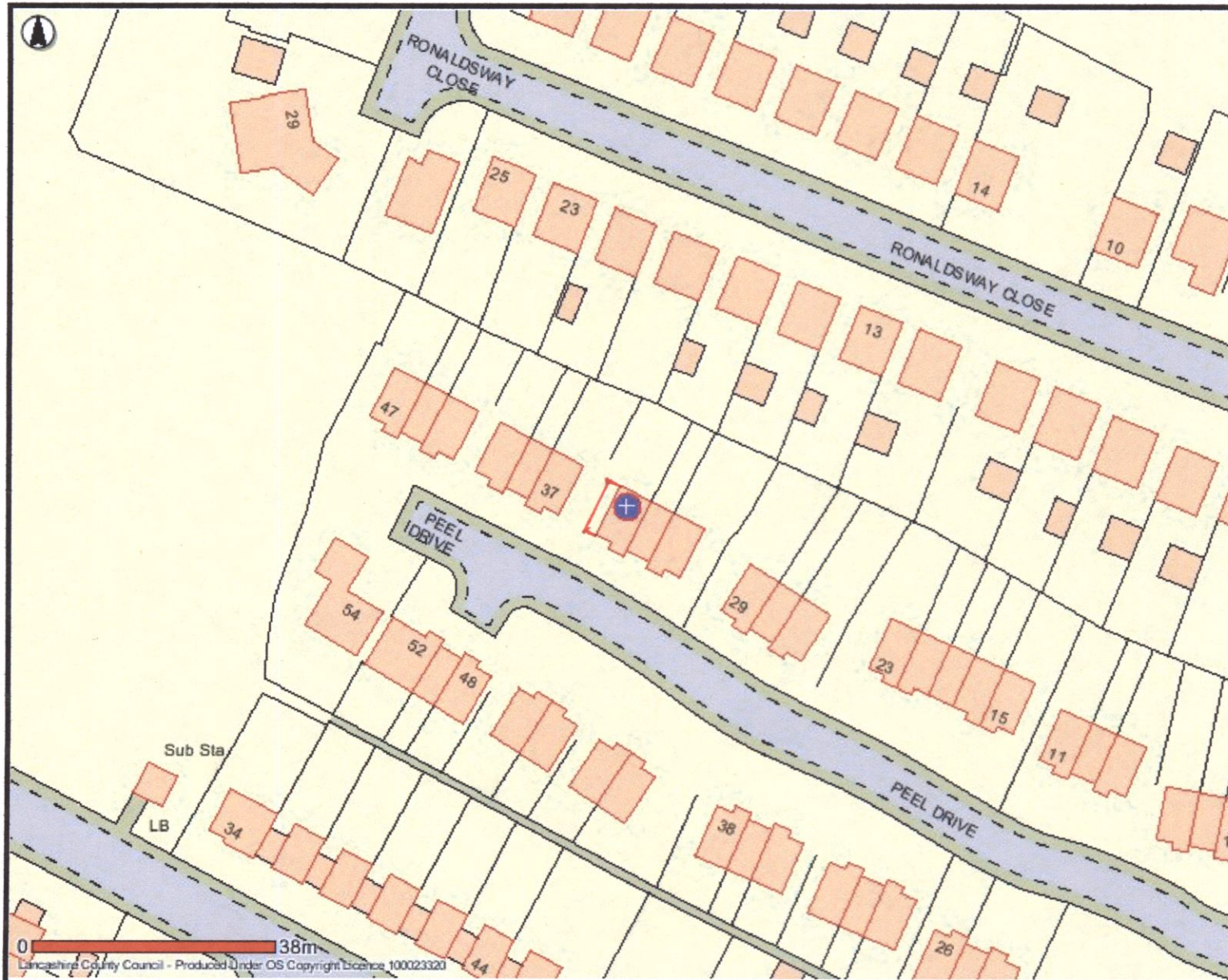
## 8. SUMMARY OF REASONS FOR APPROVAL

The proposed development is located within the Urban Boundary and will not have a significantly adverse impact upon visual or neighbour amenity, highway safety or in respect of any other material planning consideration. The proposed development is in accordance with Policy DS1 and the criteria of Policy DC1 of the Rossendale District Local Plan.

## 9. RECOMMENDATION

- 9.1 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. All the external materials and finishes to be used on the roof and elevations of the development shall match those on the existing dwelling.  
*Reason: To ensure that the materials are in keeping with those existing and to accord with the criteria of Policy DC1 and Policy DC4 of the adopted Rossendale District Local Plan.*
  3. The development shall be carried out in accordance with plan(s) dated 3 August 2007.  
*Reason: For the avoidance of doubt.*

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Districts

- Other District/Unitary Authority
- Lancashire Districts



Special Document  
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2007/507

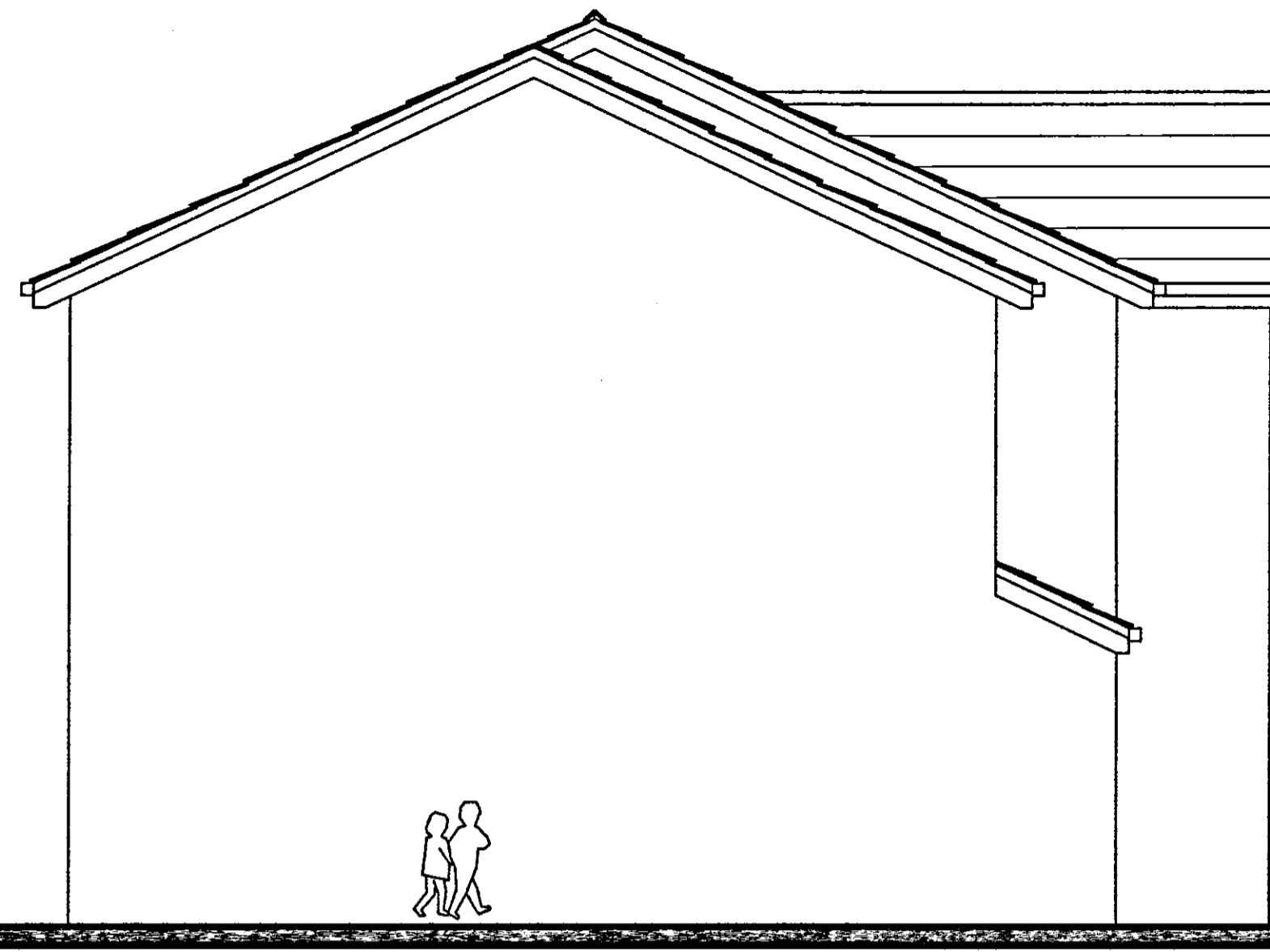
35 Peel Drive

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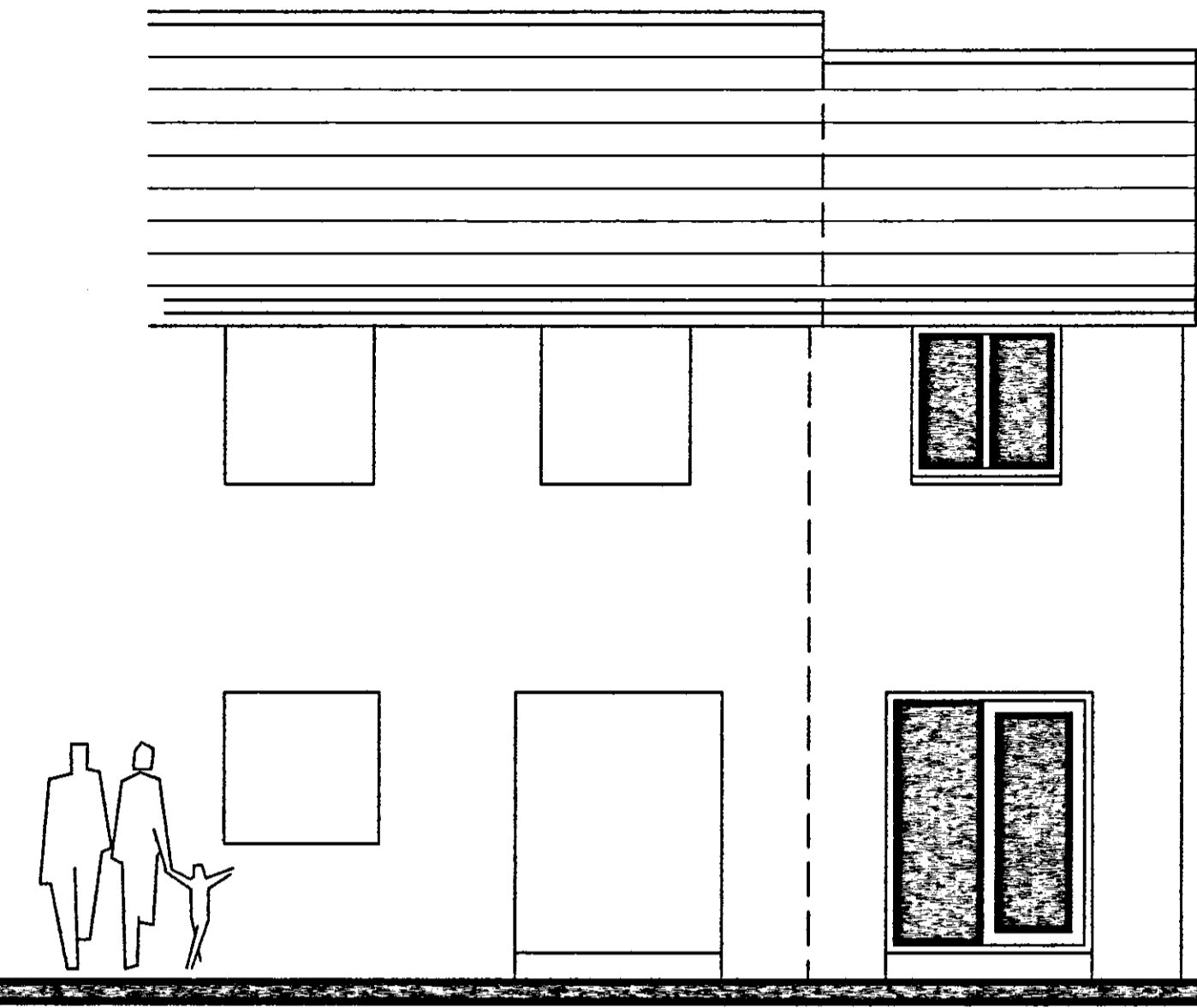




front elevation



side elevation



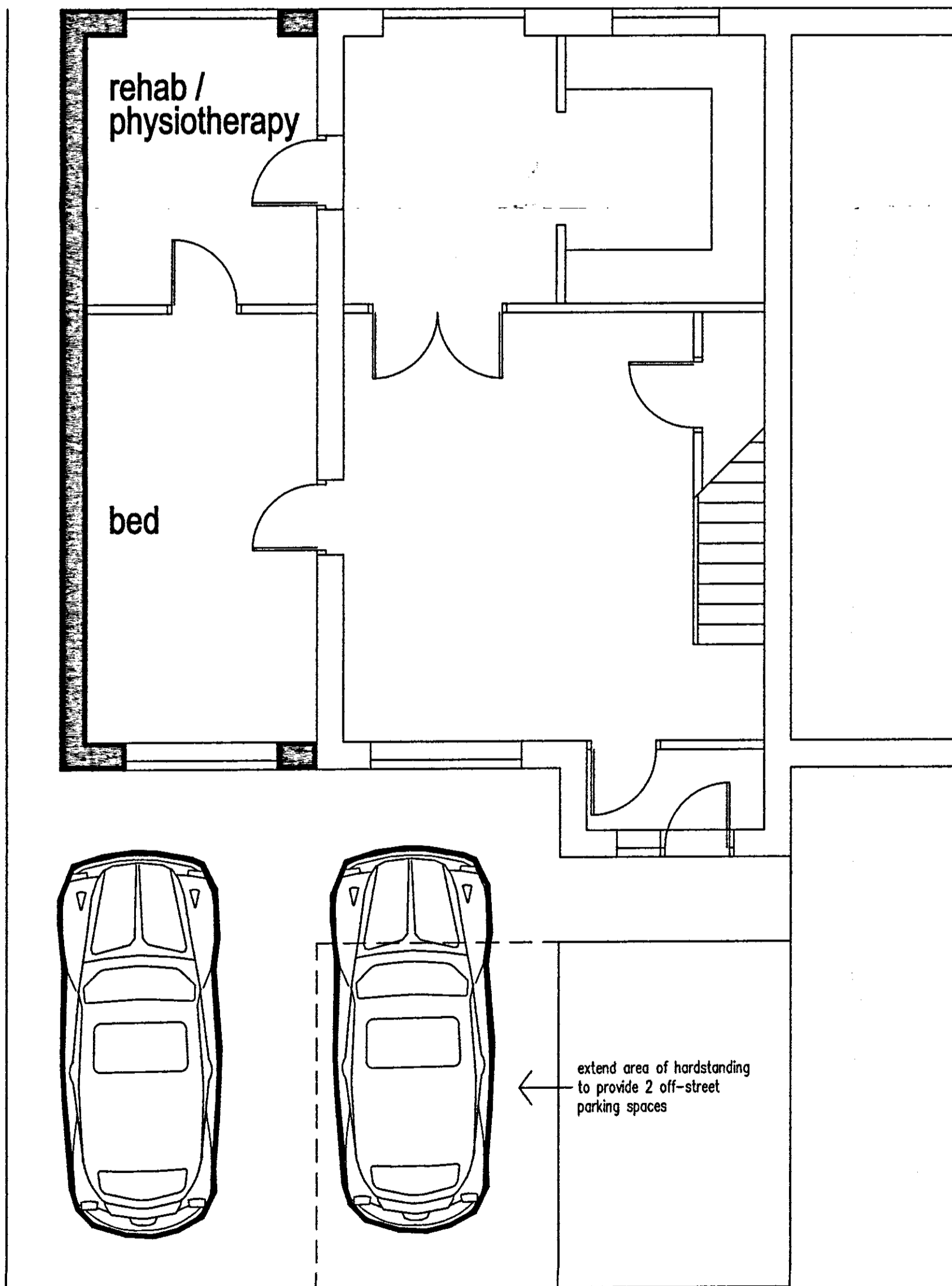
rear elevation

interlocking concrete  
roof tile to match  
existing

eaves detail to  
match existing

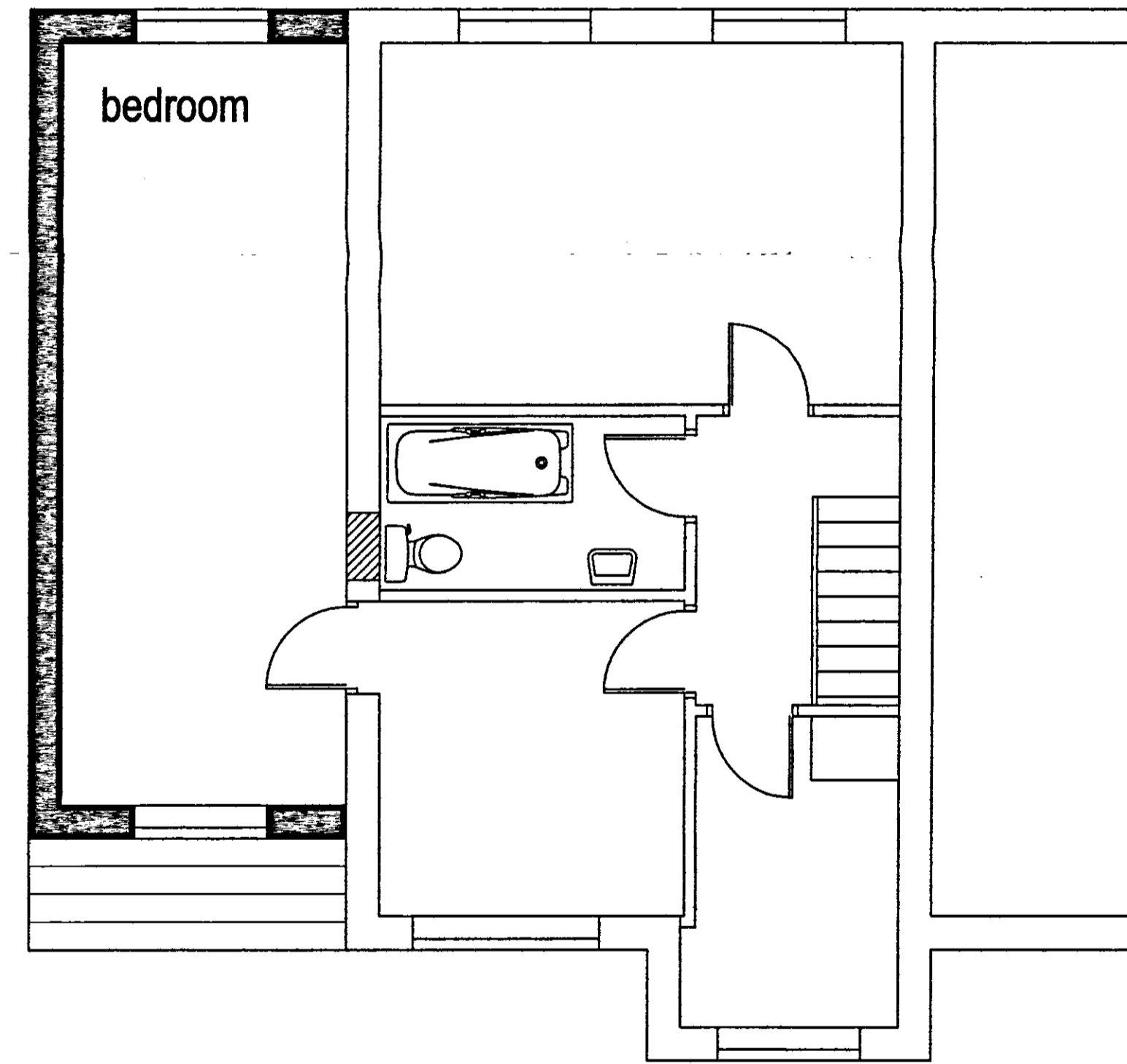
door and window details  
to match existing

artificial stone wall finish  
to match existing

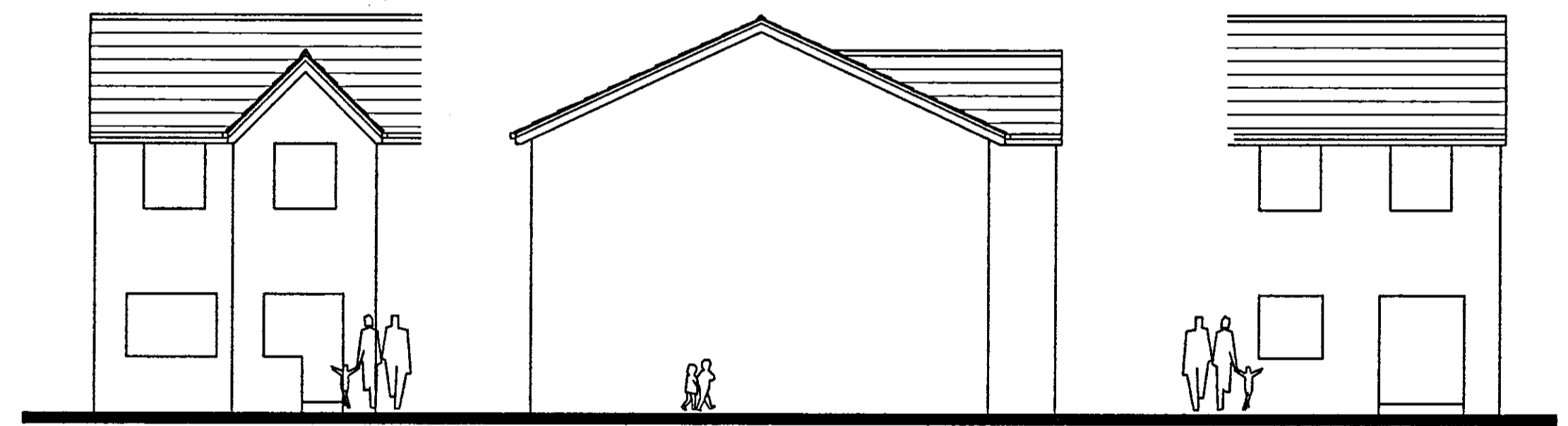


ground floor

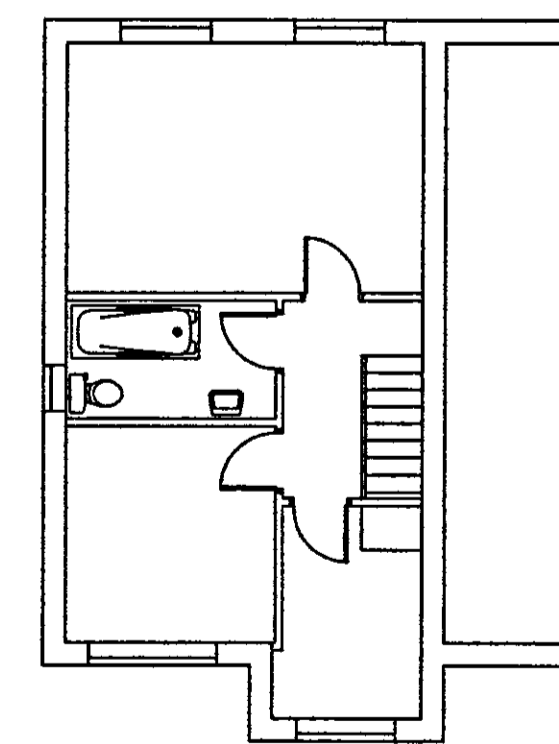
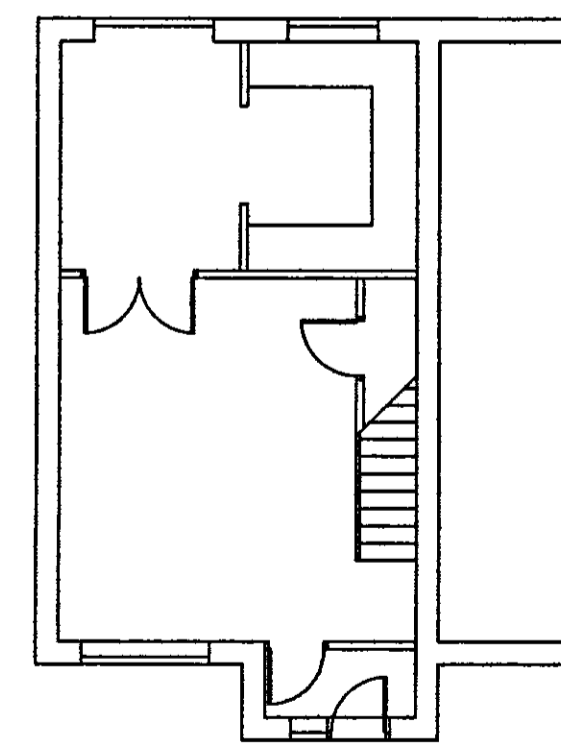
proposed



first floor



front elevation



existing

proposed 2 storey extension to provide  
facilities for disabled person at

35 Peel Drive  
Bacup

scale 1:50 1:100

20 07 / 5 07

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