

**Application No:** 2007/601      **Application Type:** Full Application etc

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**Proposal:** Two storey extension and dormer (amended scheme from 2004/082)      **Location:** 9 Folly Terrace, Goodshaw

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**Report of:** Executive Director of Regulatory Services      **Status:** For Publication

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**Report to:** Development Control Committee      **Date:** 13<sup>th</sup> November 2007

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**Applicant:** N Holland      **Determination Expiry Date:** 22<sup>nd</sup> November 2007

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**Agent:** Walsh Architects

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**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) .....

**APPLICATION DETAILS**

**1. THE SITE**

- 1.1 The application site relates to a two-storey stone and slate mid-terraced property in a row of 9. The row is located in an isolated position to the east of Goodshaw Lane, Rossendale. The properties within the row have a small garden to the front and a yard and garden to the rear separated by a narrow access road to the back of the terrace. Open fields are situated to the front and rear. The land slopes gently to the south.
- 1.2 The site is located within the Urban Boundary as designated in the Rossendale District Local Plan.

**2. RELEVANT PLANNING HISTORY**

2.1    2004/082    First floor extension and dormer to rear.      Approved

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- 2.2 2007/517 Two storey rear extension and dormer to rear (Amendment to 2004/082) Refused by reason of size, height, design and materials and the effects on neighbour amenity

### **3. THE CURRENT PROPOSAL**

- 3.1 9 Folly Terrace benefits from a previous approval for a first floor rear extension above the footprint of the existing outbuilding, and a dormer to the rear. The previously approved extension measured approximately 2.2 metres wide, reaching a height of 3 metres. The depth of the extension was 2.4 metres at ground floor level and 1.6 metres at first floor level. The dormer was set to the south side of the rear elevation of the roof. As a result the dormer and the extension occupied opposite sides of the rear elevation
- 3.2 This is an amended application following the refusal of application 2004/082. Following pre application advice from the Case Officer the applicant has reduced the size of the proposed extension and dormer
- 3.3 The applicant seeks consent to demolish the existing outbuilding and construct a two-storey extension and dormer to the rear of the property.
- 3.4 The proposed extension would have a depth of 3.5 metres at ground floor level, reduced to approximately 2.4 metres at first floor level. The width of the extension would be approximately 3 metres. The roof of the extension would be 0.4 metres above eave height with a pitched roof.
- 3.5 The proposed dormer would measure approximately 2.2 metres wide and project a maximum distance of 2.4 metres from the roof of the dwelling at ridge height.
- 3.6 It is proposed to construct the elevations of the extension in render to match the existing. The elevations of the dormer would also match existing. Marley tiles were initially proposed for the roof of the dormer and the extension, however, this has now been revised to be natural slate to match existing.

### **4. POLICY CONTEXT**

- 4.1 **National Planning Guidance**  
PPS1 - Sustainable Development

- 4.2 **Development Plan Policies**

Regional Spatial Strategy for the North West

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

Rossendale District Local Plan (Adopted 1995) – Saved Policies  
DS1 - Urban Boundary  
DC1 - Development Control

DC4 - Materials

#### 4.3 **Other Material Planning Considerations**

Lancashire CC - Parking Standards

### 5. **CONSULTATIONS**

#### 5.1 **Internal Consultations**

Non conducted.

#### 5.2 **External Consultations**

#### 5.3 **Lancashire County Council**

5.4 Highways – No highway comments.

### 6. **REPRESENTATIONS**

6.1 A site notice was posted on 18/10/2007 as shown on the site plan. Five neighbours were notified by letter on 01/10/2007 to accord with the General Development Procedure Order. The site notice has been posted to go above and beyond the regulatory requirement to ensure a high level of Community engagement to accord with PPS1.

6.2 Three representations have been received stating the following reasons for objection:

- Reduction in sunlight and daylight to the rear of 13 Folly Terrace.
- If it had been built earlier it would have resulted in us not buying our property.
- Loss of character to the row.
- Would set a precedent that would spoil the area.

### 7. **REPORT**

7.1 The main considerations of the application are the impact of the proposal on visual and residential amenity, as well as highway safety.

7.2 The proposed extension would not project further than the footprint of the original outbuilding, or the previous approval under 2004/082. The width of the extension would be approximately 0.7 metres wider than the extension previously approved under 2004/082. There are no existing dormers to the properties in the row, however, 9 Folly Terrace does already benefit from consent for a rear dormer of similar dimensions than proposed. It is considered that the relationship between the proposed rear extension and the proposed dormer does not detract to a significant extent from the character of the dwelling. The size of the proposed extension is considered acceptable. The proposed extension would not be an overbearing feature to the property.

Materials proposed are considered acceptable. The scheme is considered acceptable in terms of visual amenity.

- 7.3 Folly Terrace is an isolated row of terraced dwellings off Goodshaw Lane. The dormer is considered not to materially affect privacy to the rear of the dwellings by reason of its position. There are no dwellings in the locality that would be affected by the dormer in terms of privacy. The proposed dormer would not incur a loss of light or outlook to neighbouring properties, or properties in the area by reason of its size and position.
- 7.4 There are no windows proposed in the side elevations of the proposed extension. The agent has provided information regarding the impact of the proposed extension on the outlook of 7 Folly Terrace. The information provided demonstrates that there would be no loss of outlook from the ground floor window of 7 Folly Terrace as the extension would not cross the 45 degree line as illustrated in the submitted plans. The construction of the proposed extension would be considered not to materially decrease the light to the kitchen window of 7 Folly Terrace by reason of its size, and position, located on the opposite side of the rear elevation than 7 Folly Terrace. The agent has provided information to establish the impact of the extension on 11 Folly Terrace. This information demonstrates that the proposed extension would not materially detract from the outlook of 11 Folly Terrace, in the form of the 45 degree line. The proposed extension would not have a greater depth or height than the scheme granted under application 2004/082. It is considered, therefore, that the proposed extension would not incur a loss of light, privacy or outlook to 11 Folly Terrace to a greater extent than the previously approved scheme. The scheme is considered acceptable in terms of residential amenity.
- 7.5 On street parking predominates in the area. The scheme would result in the creation of one extra bedroom. It is considered that the creation of an extra bedroom would not be unduly detrimental to the car parking situation in the area. No car parking spaces would be lost as a result of the proposal. The application is considered acceptable in terms of highway safety.

## **8. HUMAN RIGHTS**

- 8.1 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.

## **9. CONCLUSION**

- 9.1 That the scheme would be acceptable in terms of visual amenity, residential amenity, and highway safety.

**10. RECOMMENDATION(S)**

That Committee approve the application for the following reasons:

**11. REASONS FOR APPROVAL**

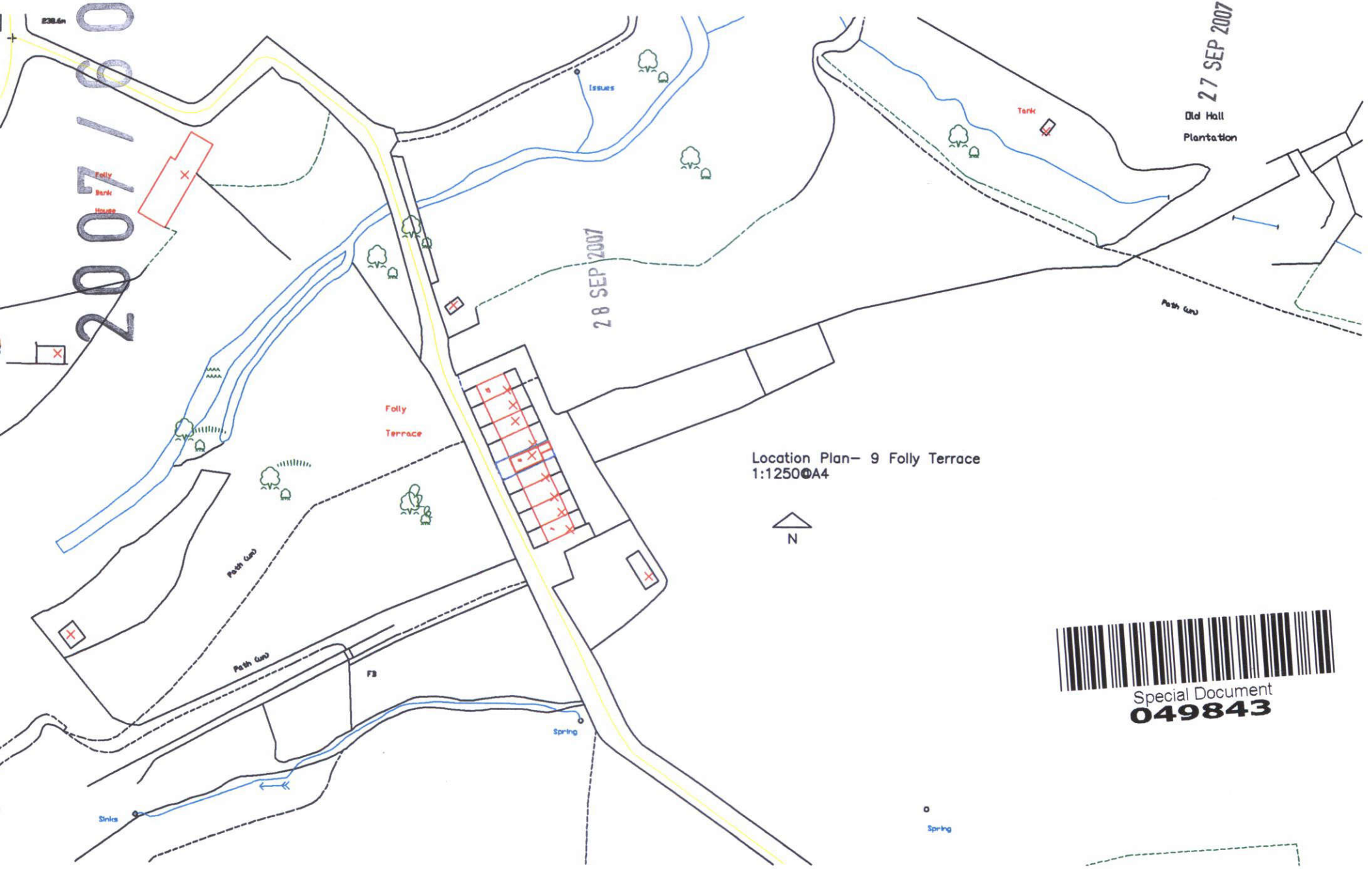
1. The proposal would not harm the visual amenity of the surrounding area, nor would it harm the residential amenity of the occupiers of adjoining properties and would not be detrimental to highway safety.
2. The proposed development has been considered against Saved policies DS1 – The Urban Boundary, DC1 – Development Criteria and DC4 – Materials of the Rossendale Local District Plan.

**12. 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. The development shall be carried out in accordance with plan(s) received on 27/09/2007.  
*Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.*
3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.  
*Reason: To ensure that the development will be of satisfactory appearance.*
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
*Reason: To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*

<b>Contact Officer</b>	
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2007/001



Location Plan- 9 Folly Terrace  
1:1250A4



Special Document  
**049843**