



Reason            The proposed development, by reason of its size, siting and design would be detrimental to the original character of the property that would detract to an unacceptable extent from the character of the street scene

### **3.     The Current Proposal**

3.1 The current proposal is a revised scheme following refusal of an earlier application 2008/0157 for the erection of a dormer to the gable. The earlier application proposed a dormer to be set in from the sides of the catslide roof, with a height to match the existing ridge line and proposed windows to the front at eaves level.

3.2 The applicant now seeks consent for the erection of a return section forming a gable end above the existing integral garage. The gable would have a pitched roof to a height equal to the ridge line of the original roof and would extend 6.4 metres from the ridge line towards the front of the dwelling, with a width of 5.8 metres and a maximum height of 3 metres. Two windows would be installed in the front elevation set in line with the existing windows; one window is to be sited to the west elevation. Materials would be brickwork with cement render and tile for the roof.

3.3 The differences between the two applications are that the proposed extension would be 0.6 metres wider to sit on the side walls of the existing roof of the garage, and the level of the proposed fenestration would be lowered to match the existing. The extension would project no further and sit no higher than the previous scheme.

### **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) – Saved Policies

Policy 1 - General Policy

Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary

DC1 - Development Control

DC4 - Materials

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

RBC   Alterations and extensions to residential properties. (SPD)

## **5. CONSULTATIONS**

No consultations undertaken

## **6. REPRESENTATIONS**

- 6.1 A site notice was posted on 24/06/2008 as shown on the site plan. Ten neighbours were notified by letter on 19/06/2008 and 02/07/2008 due to an amended description of the development 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. An additional site notice was posted on the 08/07/2008 to notify neighbours of the amended description.

Three representations have been received objecting to the proposal on the following grounds:

- Distortion of the building line
- Blocking out light/overshadowing and restricting view (relating to 7 Pendleton Avenue)
- Detrimental to the design and appearance of the row

## **7. REPORT**

- 7.1 The main considerations of the application are the impact of the proposal on visual amenity, residential amenity, and highway safety.
- 7.2 The proposed development would be subordinate to the existing roof, leaving a significant portion of the original roof intact. The scheme has been formed out of consultation with a planning officer following a previous refusal for a dormer window to the front. Officers considered it important to set the correct precedent in accordance with the Council's new Supplementary Planning Document to which this scheme complies by being subservient to the original dwelling whilst using a feature more readily associated with such a property. The previous dormer was disproportionate, out of keeping, and failed to comply with the criteria of the new SPD. The current scheme is considered to be a marked improvement on the previously refused scheme, which proposed a heavy design that appeared unattached and unrelated to the original dwelling. In contrast this scheme would read as part of the original dwelling. The proposed design is considered to be a high standard that would best achieve the desired extension required by the applicant. It is considered that the scheme should be conditioned to secure the materials to match the existing. The scheme is considered acceptable in terms of visual amenity.
- 7.3 There have been objections to the scheme on the grounds of loss of light and outlook. Property No.3 Pendleton Avenue has a habitable window in the side elevation that faces number 5. It is considered, however, that due to the limited projection of the proposed gable from 5 Pendleton Avenue it would not have an

unduly detrimental effect on the light or outlook to this habitable room window. Property no.9 would have a utility room window facing the application site, and a first floor bedroom window adjacent. The window serving the utility room is considered not to be a habitable room window, and the proposed dormer would not have a significant effect in terms of loss of light due to the orientation of the building. Similarly there would be no material effect in terms of loss of sunlight to the habitable room window due to the orientation of the application site. There would be no material loss of privacy or outlook as the proposed gable would not extend beyond the line of the neighbouring bedroom window. The scheme is considered acceptable in terms of residential amenity.

- 7.4 The scheme would not necessitate the need for additional parking facilities and no off street parking is to be lost. The scheme is considered acceptable in terms of highway safety.

## **8. RECOMMENDATION(S)**

That Committee be minded to approve the application.

## **9. REASONS FOR APPROVAL**

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. The proposed development has been considered against Saved Policy 7 – Parking of the Joint Lancashire Structure Plan, and Saved Policies DS1 – The Urban Boundary, DC1 – Development Criteria and DC4 – Materials of the Rossendale Local District Plan.

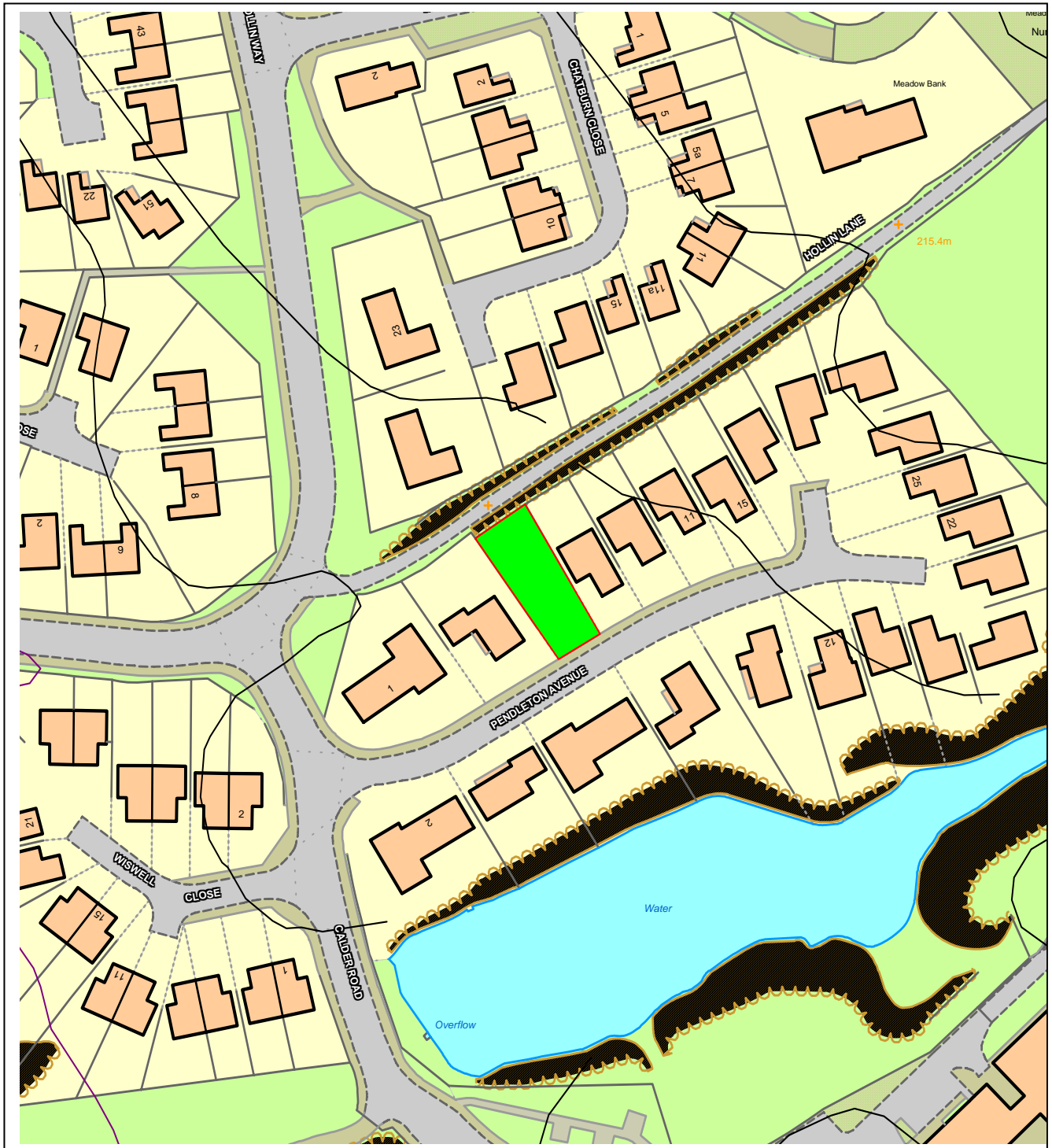
## **10 Conditions**

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 the approved plans dated 06/06/2008. *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 match those on the existing property 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, in accordance with the criteria of the saved Policy DC1 of the adopted Rossendale District Local Plan.*
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.

<b>Contact Officer</b>	
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# 2008/0401 5 Pendleton Avenue



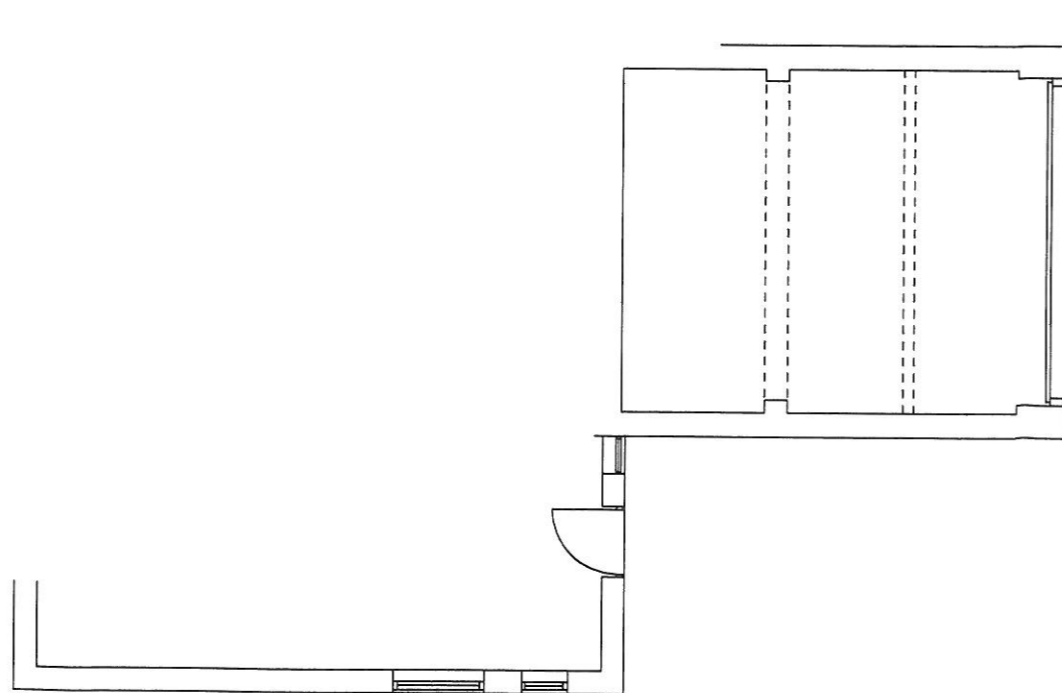
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FRONT ELEVATION



SIDE ELEVATION



PART PLAN

Borough of Rossendale  
 Refusal of Planning Permission  
 This document forms part of notice  
 of refusal dated...12.MAY.2008.

17 MAR 2008

2008/157

AS PROPOSED

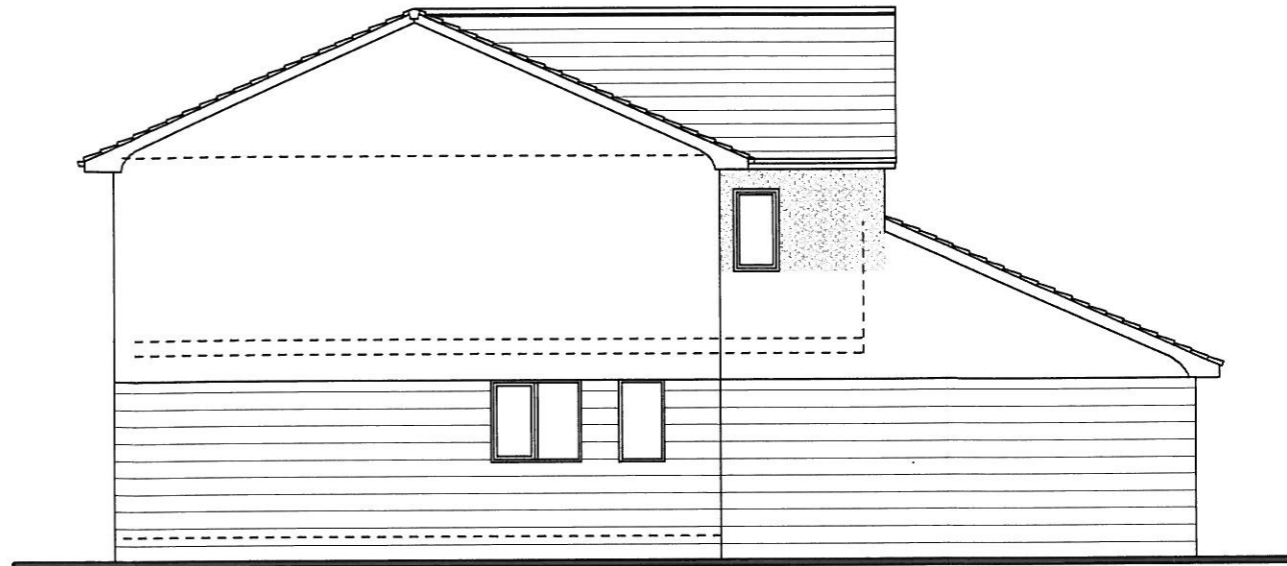
PROPOSED DORMER IN LIEU OF ROOF LIGHTS AT  
 5, PENDLETON AVENUE, RAWTENSTALL BB4 8UX  
 FOR JOHN WEARING.

Scale 1:100	JANUARY 2008	DRAWING No 566/2
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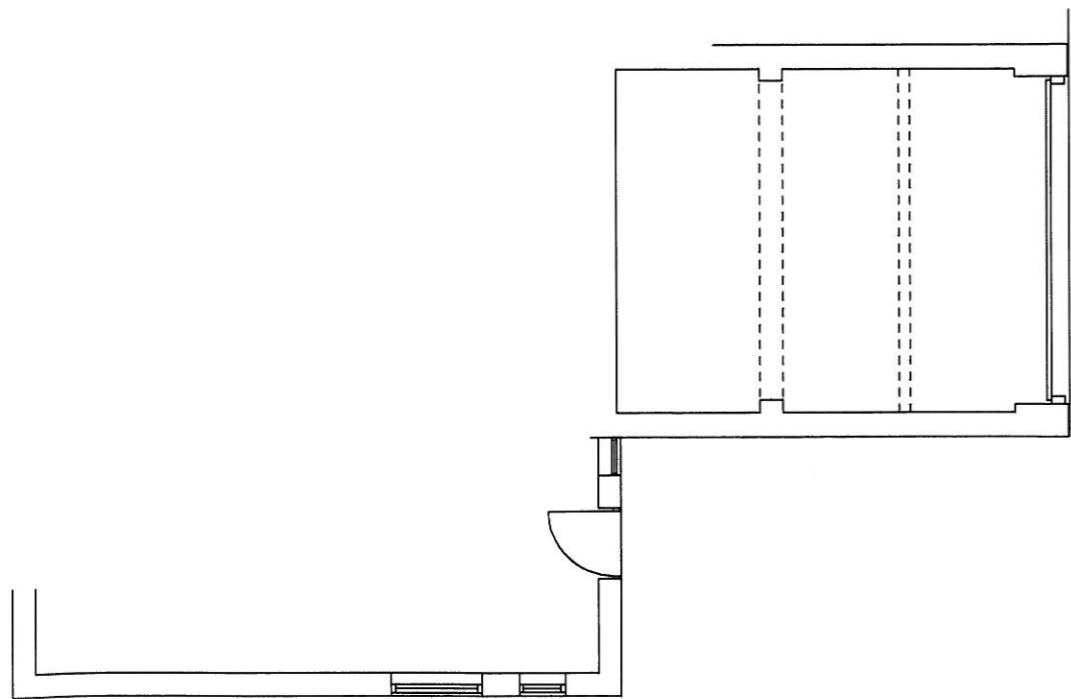




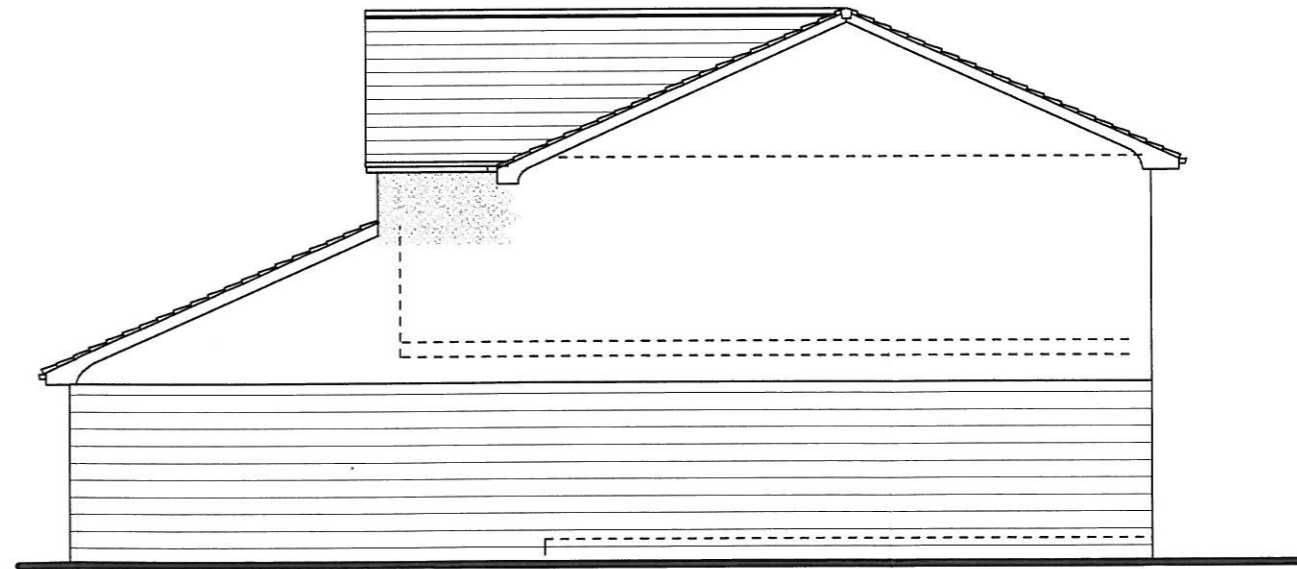
FRONT ELEVATION



SIDE ELEVATION



PART PLAN



SIDE ELEVATION 2

AS PROPOSED

2008/401

06 JUN 2008

Revision A Gable Formed in lieu of Dormer 5th June 2008

PROPOSED GABLE END  
IN LIEU OF ROOF LIGHTS AT  
5, PENDLETON AVENUE, RAWTENSTALL BB4 8UX  
FOR JOHN WEARING.

Scale 1:100	JANUARY 2008	DRAWING No 566/2A
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