

<b>Application No:</b> 2009/420	<b>Application Type:</b>
<b>Proposal:</b> Two-storey extension to side	<b>Location:</b> 4 Rosemount, Bacup
<b>Report of:</b> Planning Unit Manager	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 5 October 2009
<b>Applicant:</b> Mr C Howarth	<b>Determination Expiry Date:</b> 28 October 2009
<b>Agent:</b> Mr M Wallis	

**REASON FOR REPORTING**

**Tick Box**

**Outside Officer Scheme of Delegation**

**Member Call-In**

**X**

Name of Member:  
Reason for Call-In:

Cllr Driver  
Committee should consider the size and volume of the extension

**More than 3 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. SITE**

This application relates to a 2-storey semi-detached house at the end of short cul-de-sac. The house is on an estate of relatively modern construction, has been built with walls of artificial stone and a concrete-tile roof.

The house has a porch on the front elevation and has garden areas to the front, side and rear. The land to the side of the house is approximately 2m higher, in part occupied by a long driveway, beyond which is a wooden shed.

Whilst the property is itself within the Urban Boundary of Bacup, the land beyond the 1.5m high dry-stone wall bounding it on the north side is Countryside.

### **2. RELEVANT PLANNING HISTORY**

None

### **3. THE PROPOSAL**

The application seeks permission for the construction of a 2-storey extension to the side, to contain a garage with a garden-room above.

The extension is to be set back from the front elevation and would be 3.8m wide x 6m long, with a roof-ridge 0.8m lower than that of the existing house. It is to be constructed with facing materials matching the house and with a large side-facing first-floor window, giving views over the Countryside.

Its construction will necessitate excavation of land presently occupied by the drive. The drive fronting the proposed garage will be of adequate length to accommodate 2 cars.

### **4. POLICY CONTEXT**

#### **National Planning Guidance**

PPS1 Delivering Sustainable Development  
PPS3 Housing

#### **Development Plan**

##### **Regional Spatial Strategy (2008)**

DP1 9 Spatial Principles  
RDF1 Spatial priorities  
RT2 Managing Travel Demand  
RT4 Management of the Highway Network  
EM1 Environmental Assets

##### **Rossendale District Local Plan**

DS1 Urban Boundary  
DC1 Development Criteria  
DC4 Materials

## **Other Material Planning Considerations**

4NW Draft Partial Review of the RSS

LCC Parking Standards

RBC Alterations and Extensions to Residential Properties SPD

### **6. CONSULTATION RESPONSES**

#### **LCC (Highways)**

No comments.

### **7. REPRESENTATIONS**

To accord with the General Development Procedure Order a site notice posted on 14/09/09 and 9 neighbours were notified by letter on 10/09/09.

No responses received.

### **8. ASSESSMENT**

The main considerations of this application are:

- 1) Principle
- 2) Visual Amenity;
- 3) Neighbour Amenity;
- 5) Highway Safety.

#### **Principle**

The application site is within the defined Urban Boundary and, as such, is acceptable in principle.

#### **Visual Amenity**

PPS1 states that "*Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted*".

Similarly, Policy EM1 of the RSS / Policy DC1 of the Local Plan and the Council's SPD seek to ensure a high standard of design.

The size of the extension is not considered to be disproportionate to the original house and also, taking into consideration its set-back position/lower ridge-height, will appear subordinate. Its design and facing materials will match those of the original dwelling.

Accordingly, the proposed extension will not detract to a significant extent from the street-scene / the Countryside. Where nearest to the garage door the drive will need a retaining wall to its east side; it is appropriate to require that it is faced with stone matching the house. A condition to this effect is proposed.

Taking all of the above into consideration the scheme is considered acceptable in visual amenity terms.

### Neighbour Amenity

The proposed extension accords with the separation standards set out in the Council's SPD and will not result in an unacceptable loss of light, privacy or outlook for any neighbour.

### Highway Safety

The resulting dwelling will possess facilities for 3 cars to park clear of the highway. The Highway Authority has raised no objection to the proposal.

## **9. SUMMARY REASON FOR APPROVAL**

The proposed development is appropriate in principle within the Urban Boundary and will not unduly affect visual and neighbour amenity or highway safety. Therefore, it is considered that the proposal accords with PPS1 / PPS3, Policies DP1-9 / RT2 / EM1 of the Regional Spatial Strategy, Policies DS1/ DC1 of the Rossendale District Local Plan, and the Council's approved Alterations & Extensions to Residential Properties SPD (June 2008).

## **10. RECOMMENDATION**

That permission be granted.

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall be carried out in accordance with the approved drawings, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.  
Reason: To ensure the development complies with the approved plans and to accord with Policy DC1 of the Rossendale District Local Plan.
2. Notwithstanding what is shown on the approved drawings, the facing materials used for the extension hereby permitted shall match in colour, form and texture those of the original dwellinghouse, as too shall any retaining wall.  
Reason: In the interests of visual amenity, to accord with Policy DC1 of the Rossendale District Local Plan.
3. 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 to 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 neighbours, to accord with Policy DC1 of the Rossendale District Local Plan.

<b>Contact Officer</b>	
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