

The site measures 9m x 20m and is situated between two rows of two storey terraced properties of stone/slate construction. It currently contains a raised planting bed on the frontage backed by a wall that screens off the tarmaced area to the rear.

Historically a house was sited on the land. The terraced row to the south is wholly residential. However, the property immediately to the north is in commercial use. To the rear of the site is a narrow, cobbled unadopted road. On the opposite side of the main road there is a bus stop and a mix of residential and commercial properties.

The commercial premises to the north side of the site are fronted by a bus stop, whilst immediately fronting the site and extending down to John Street on-street parking is precluded between 7am to 7pm on any day. A public car park is located to the other side of John Street, as too is the Co-op.

The site is located just outside of the boundary of Haslingden Town Centre, as designated in the Rossendale District Local Plan.

2. Relevant Planning History

None.

3. The Proposal

The applicant seeks outline permission for the erection of a building to be used for A1 Retail, A2 Financial & Professional Services or B1 Office use, with all matters of detail reserved for later consideration.

The Design & Access Statement accompanying the application reads as follows :

Amount

One building.

Layout

To be either detached or attached to No 35 Blackburn Road.

Scale

Two storey's in height to match the existing terrace. The front of the building to be in line with that of the existing terrace. A yard to the rear will provide off road parking and bin storage.

Appearance

Stone and slate to match the existing terrace in terms of colour, form and texture. Shop front to the ground floor with similar fenestration to the existing terrace at first floor.

Access

Public access to the building to be from the front. Private access to the rear. Vehicular access to the rear from Union St / John St.

Landscaping

Yard to be enclosed by brick/stone wall. Limited space to provide for planting”

4. Policy Context

National

PPS1 Sustainable Development
PPS4 Planning for Sustainable Economic Development
PPG13 Transport
PPG24 Planning and Noise

Development Plan

Regional Spatial Strategy for the North West (2008)

DP1-9 Spatial Principles
RDF1 Spatial priorities
L 4 Regional Housing Provision
L 5 Affordable Housing
RT2 Managing Travel demand
RT4 Management of the Highway Network
EM1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Control
DC4 Materials

Other Material Considerations

Draft RSS Partial Plan Review of the RSS
LCC Parking Standards
RBC Core Strategy
RBC Interim Housing Policy Statement (July 2008)

5 CONSULTATIONS

LCC Highways

Whilst the ultimate use of the property is presently unknown it has no objection to the range of uses that could result from this outline application.

RBC Environmental Health

No Environmental Health observations in relation to noise/fumes/contaminated land.

6. REPRESENTATIONS

To accord with the General Development Procedure Order the application has been publicised by way of site notice was posted on 02/02/10 and 23 neighbours were notified by letter of 01/02/10. The site notice was posted to go above and beyond the regulatory requirement to ensure a high level of Community engagement to accord with PPS1.

No comments have been received.

7. ASSESSMENT

The main considerations of this application are: 1) Principle 2) Visual Amenity 3) Neighbour Amenity 4) Highway Safety.

Principle

PPS4 identifies the Government's main objective of delivering sustainable economic growth. To help achieve this it is necessary to provide economic development within sustainable areas that reduces the needs to travel, especially by car, and such development that promotes and enhances the vitality and vitality of town centres. The application site lies within the Urban Boundary.

The site is located in a sustainable location close to bus routes and to Haslingden Town Centre. To this extent the proposal accords with sustainability principles and Policy DS1 of the Local Plan.

It is considered that an economic development of limited scale, as is proposed, and making use of previously developed land would make efficient use of a vacant, available site and would not detract from the vitality and viability of the Town Centre. The scheme is therefore considered acceptable in principle.

Visual Amenity

It is considered that the plot is of sufficient size to be capable of accommodating a building and, if it accords with the principles set out in the submitted Design & Access Statement, would match the characteristics of the terrace. Accordingly, it will not unduly detract from the street-scene or the appearance of the area in general. Indeed, development of this site will screen from public view from the main road the backs of properties that front John Street.

Neighbour Amenity

It is considered that no significant detriment to neighbors would occur in relation to a building that accords with the principles set out in the Design & Access Statement in terms of loss of light, privacy or outlook, the side elevations of the two adjacent terraces possessing no windows.

Should the applicant wish to attach the proposed dwelling to the blank gable of 35 Blackburn Road there will be a need to ensure that the neighbour does not experience unacceptable noise transmission through the party wall.

The main issue is the impact of the development on neighbours in terms of noise and disturbance by virtue of the intended uses. The proposed uses are considered not to generate high levels of noise, and would wish to be open be open during hours of the day when noise/activity associated with the main road is high. However, it is considered appropriate to attach a condition to limit the hours of use to 7am to 7pm on any day.

Highway Safety

The site is located in a sustainable location, close to the Town Centre of Haslingden and with bus stops very nearby. It is considered that the proposed uses would not generate high volumes of vehicular traffic. Parking for staff would be available to the rear and a public car park is located nearby. The Highways Authority has not objected to the application.

8. Summary Reason for Approval

The proposed development is considered acceptable in principle within the Urban Boundary, and would not unduly detract from visual and neighbor amenity, or highway safety. The scheme would therefore accord with PPS1 / PPS4 / PPG13, Policies DP1- DP9 / RT2 / RT4 / EM1 of the Regional Spatial Strategy and Policies DS1 / DC1 / DC4 of the Rossendale District Local Plan.

9. RECOMMENDATION

That planning permission be approved subject to conditions.

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
Reason: Required by Section 92 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: Required by Section 92 of the Town and Country Planning Act 1990.
3. Approval of the details of the appearance, landscaping, layout, scale and access of the building, hereinafter called “the reserved matters” shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: To ensure the satisfactory development of the site and because this application is in outline only.
4. The reserved matters shall accord with the details contained within the Design and Access Statement dated 29 January 2010.
Reason: For the avoidance of doubt and to ensure the satisfactory development of the site, in accordance with Policy DC1 of the Rossendale District Local Plan.
5. The reserved matters application in respect of layout shall provide details of sound-proofing of the party-wall if it is to be attached to the house at 35 Blackburn Road.

Reason: To protect the amenities of the neighbour, in accordance with Policy DC1 of the Rossendale District Local Plan.

6. The use hereby permitted shall not operate except between the hours of 7am and 7 pm on any day.

Reason: In the interests of neighbour amenity and highway safety, in accordance with Policies RT2 / RT4 of the Regional Spatial Strategy and Policy DC1 of the Rossendale District Local Plan.

7. 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, in accordance with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
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