

Application No: 2009/577

Application Type: Outline

Proposal: Erection of Dwelling

Location: Land adj 4 Parkinson Street,
Haslingden

Report of: Planning Unit Manager

Status: For Publication

Report to: Development Control
Committee

Date: 2 March 2010

Applicant: Rossendale BC

Determination Expiry Date:
26 March 2010

Agent: None

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) Council application / Council owned site

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.

1. Site

The application relates to a rectangular plot of land, owned by the Council, which is situated on the corner of Parkinson Street and Prinny Hill Road.

The site measures 8m x 13m and is flagged. Formerly occupied by a house, the site is bounded to the south by the blank gable of a house and its 1-storey rear extension. To the other side of Parkinson Street is similar brick-fronted terraced housing, whilst to the other side of Prinny Hill Road are back gardens/yards of houses/commercial premises fronting Blackburn Road. To the other side of the passageway running to the rear is the back of 2-storey commercial premises fronting Laburnum Street.

The terraced properties in the vicinity do not generally possess off-street parking of their own. However, there is a communal car park mid-way along Parkinson Street.

The site forms part of a predominantly residential area located just to the west of Haslingden Town Centre, as designated in the Rossendale District Local Plan.

2. Relevant Planning History

None.

3. Proposal

The applicant seeks outline permission for the erection of one house, 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 4 Parkinson Street with the front of the building facing Parkinson Street.

Scale

Two storeys in height to match the existing terrace. The front of the building to be in line with that of the existing terrace and extend to the back edge of the footway on Prinny Hill Road A yard to the rear will provide for one off road parking space and bin storage.

Appearance

Brick and slate to match the existing terrace in terms of colour, form and texture. Fenestration to be similar to those of the existing terrace.

Access

Pedestrian access to the building to the front and rear. Vehicular access to a rear yard/garden off Prinny Hill Road.

Landscaping

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

4. Policy Context

National

PPS1 Sustainable Development
PPS3 Housing
PPG13 Transport

Development Plan

Regional Spatial Strategy for the North West (2008)

DP1-9 Spatial Principles
RDF1
L 4 Regional Housing Provision
L 5 Affordable Housing
RT2
RT4
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

No objection. Access to the parking area will require a footway-crossing. In addition a telegraph post may require removal/re-siting.

6. Representations

To accord with the General Development Procedure Order the application has been publicised by way of a site notice posted on 02/02/10 and 17 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

The application site lies within the Urban Boundary of Haslingden and is relatively close to the Town Centre and bus services. To this extent the proposal accords with sustainability principles and Policy DS1 of the Local Plan.

Housing Policy

As the application site is located within the Urban Boundary of Haslingden, a Main Development Location, the Council's Interim Housing Policy Statement indicates that new residential development will be encouraged where the proposal:

- uses existing buildings/previously developed land or is for replacement dwellings; and
- makes an essential contribution to the supply of affordable housing;
- will be built at a density of between 30 and 50 dwellings per hectare (where appropriate 50 dwellings per hectare); or
- is for solely affordable and/or special needs housing.

It is considered that the proposal relates to previously developed land by reason of previous house that occupied the site. The proposal is not required to make a contribution to affordable housing as the proposal is for no more than 4 dwellings. Having regard to the size of the site, and the constraints provided by neighbouring properties, it is considered that the density of development is appropriate. The application therefore conforms to, and is acceptable in terms of, the Interim Housing Policy Statement (July 2008).

Visual Amenity

The size of the plot is such that it is capable of accommodating a house and, if it accords with the principles set out in the submitted Design & Access Statement, it will match the characteristics of the terrace. Accordingly, it will not unduly detract from the street-scene or the appearance of the area in general.

Neighbour Amenity

The site is capable of accommodating a house which will accord with the Council's normal spacing standards except in respect of the window-to-window distance with the 2 houses to the other side of Parkinson Street, where the gap will be 8m rather than the 20m normally expected of new dwellings. However, this separation reflects that prevailing in the area between the front elevations of terraces and is the same as that historically associated with 1 and 3 Parkinson Street and the house that was sited on this now vacant plot. The proposed house will have a rear yard/garden of greater size than have the existing properties, with the facility for one car to be parked clear of the highway.

Should the applicant wish to attach the proposed dwelling to the blank gable of 4 Parkinson Street there will be a need to ensure that the neighbour does not experience unacceptable noise transmission through the party wall.

Highway Safety

The site is located in a sustainable location, close to the Town Centre of Haslingden and with bus stops nearby. Whilst most of the residential properties in the vicinity do not possess off-street parking facilities, occupiers of the proposed house will have one off-street parking space available to them, together with the nearby communal car park. Although use of the parking space to be formed within the rear yard will necessitate a car reversing onto Prinny Hill Road, traffic speeds associated with this road are low; the reserved matters application will ensure boundary walls/fences do not unduly restrict driver visibility. The Highways Authority has no objection to the application.

8. Summary Reason for Approval

The proposed development is considered acceptable in principle within the Urban Boundary and having regard to the Council's Interim Housing Policy Statement (July 2008), and would not unduly detract from visual and neighbor amenity, or highway safety. The scheme would therefore accord with PPS1 / PPS3 / PPG13, Policies DP1-DP9 / L4 / RT2 / RT4 / EM1 of the Regional Spatial Strategy and Policies DS1 / DC1 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 4 Parkinson Street.
Reason : To protect the amenities of the neighbour, in accordance with Policy DC1 of the Rossendale District Local Plan.

6. 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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