

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 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.

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

2009/0576 Outline application for the change of use of vacant land to retail/office use.

This application was withdrawn following concerns raised by Members about creation here of a further commercial unit when the application was reported to Committee earlier this year.

3. The Proposal

The current application seeks outline permission for the erection of one residential unit on the site.

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 storeys 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. House front to have similar fenestration to the existing properties.

Access

Access to the building to be from the front and to the rear. Vehicular access to the rear from Union Street/John Street.

Landscaping

Rear garden/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
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 (May 2010)

5 CONSULTATIONS

LCC Highways

No comments received

RBC Environmental Health

No objection.

6. REPRESENTATIONS

To accord with the General Development Procedure Order the application has been publicised by way of site notice posted on 22/04/2010 and 24 neighbours were notified by letter on 12/4/10. 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) Housing Policy 3) Visual Amenity 4) Neighbour Amenity 5) Highway Safety.

Principle

The site is located within the Urban Boundary where the Council seek to locate most new development. 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. The scheme is therefore considered acceptable in principle.

Housing Policy

The application site is located within a Main Development Location, wherein the Interim Housing Policy Statement (May 2010) indicates there is no objection to residential development where the proposed development :

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

This proposal would be sited on land that is previously developed. The proposal is not required to make a contribution to affordable housing as it is for no more than 4 dwellings and is of an appropriate density.

It is therefore considered that the application conforms to and is acceptable in terms of the Interim Housing Policy Statement (May 2010).

Visual Amenity

It is considered that the plot is of sufficient size to accommodate a house and, if it accords with the principles set out in the submitted Design & Access Statement, would match the characteristics of the neighbouring properties. 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.

Highway Safety

The site is located in a sustainable location, close to the Town Centre of Haslingden and with bus stops very nearby. The proposed development will not add significantly to traffic and will not generate a high volume of vehicular traffic. Parking 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 of Haslingden, and will not unduly detract from visual and neighbor amenity, or highway safety. The scheme therefore accords with PPS1 / PPS3/ PPG13, Policies L4 / L5 / 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 three 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 (“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. 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	
Name	Richard Elliott
Position	Planning Officer
Service / Team	Development Control
Telephone	01706-238649
Email address	planning@rossendalebc.gov.uk