

Application No: 2010/264	Application Type: Full
Proposal: Raising roof to form rooms within the roofspace	Location: 16 Dalesford, Haslingden
Report of: Planning Unit Manager	Status: For Publication
Report to: Development Control Committee	Date: 5 July 2010
Applicant: Mr N Sheikh	Determination Expiry Date: 20 July 2010
Agent: Pilgrim Associates Ltd	

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

3 or more objections received

X

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

The application relates to a large detached dwelling situated to the west side of Dalesford, a residential cul-de-sac comprising generally of 2-storey dwellings, of varying designs/ridge heights. The applicant's property is untypical - appearing to be 1-storey as viewed from the highway.

It occupies a large plot that slopes down quite steeply from the road. It sits below the level of the road and, as viewed from the front, has the appearance of a detached bungalow, with an integral double-garage that is fronted by a drive capable of accommodating 4 cars. It is constructed of natural stone with white-rendered elements, under a pitched tile roof with a gutter-height of 2.5m and a ridge-height of 5.2m. Its presence in the street-scene is further reduced by large conifers in the front garden.

Attached to the rear of this 1-storey building is the main body of the dwelling, possessing four first-floor bedrooms. As a result of the slope on the site the 2-storey building to the rear has a ridge-height which is no higher than that of the 1-storey building to the front.

There are no immediate neighbouring properties to the rear. The houses to each side are 20m or more from the 1-storey part of the applicant's dwelling. Likewise, to the opposite side of Dalesford are houses presenting a part brick/part white-rendered gable to the street and which are more than 20m from the applicant's dwelling.

The application site lies within the Urban Boundary of Haslingden as designated in the Rossendale District Local Plan.

2. RELEVANT PLANNING HISTORY

2008/574 Raising of roof over 1-storey building to front by 1.8m and provision of dormers to front and rear

Refused on the grounds that the resulting dwelling would be an unduly dominant and intrusive feature in the street scene.

The subsequent appeal was dismissed, the Inspector concluding that *"the proposed height coupled with the presence of the dormer windows.....would result in a form of structure of considerable bulky appearance. Notwithstanding its lower setting it is my view that, because of this, it would have a significantly detrimental impact on the street scene.."*

The Inspector considered other issues and concurred with the Council's view that the proposed development would not detract to an unacceptable extent from neighbour amenity or by reason of possible additional traffic.

3. THE PROPOSAL

The applicant now wishes to raise the height of the existing roof of the 1-storey section of the dwelling - in terms of its ridge and gutter-height - by 1.2m and provide 2 rooflights in the front and rear roof-planes. The proposal will thereby enable to two bedrooms, with en-suite bathrooms, within the roof space. Materials for the proposed roof extension will consist of stone, render and grey concrete tiles, to match the existing.

4. POLICY CONTEXT

National

National

PPS1 Sustainable Development
PPS3 Housing
PPG13 Transport

Development plan

Regional Spatial Strategy for the NW of England (2008)

DP 1-7 Spatial Principles
RDF 1 Spatial Priorities
RT 2 Managing Travel Demand
RT 4 Management of the Highway Network
EM 1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria
DC4 Materials

Other Material Planning Considerations

4NW Draft Partial Review of the RSS
LCC Parking Standards
RBC Core Strategy
RBC Alterations and Extensions to Residential Properties SPD

5. Consultation Responses

LCC (Highways)

No comments.

6. Notification Responses

To accord with the General Development Procedure Order a site notice was posted on 01/06/10 and nine neighbours were notified by letter on 25/05/10. 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.

Letters of objection have been received from the resident of a property to the south side of the application site and from residents of 3 properties on the opposite side of Dalesford regarding the proposed height of the property, harm to visual and residential amenity, concerns that the space may be used for business purposes, increased traffic/parking on the cul-de-sac, and nuisance/disturbance during construction works.

7. Planning Issues

In dealing with this application the main issues to consider are as follows:

- Principle
- Visual Amenity
- Neighbour Amenity
- Access / Parking

Principle

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

Visual Amenity

This application differs from the proposal refused/dismissed on appeal as it entails a raising of roof-ridge by 1.2m (rather than 1.8m) and, more significantly, omits the intended dormers in favour of rooflights. It is considered that the proposal adequately addresses the street-scene concerns of the previous application.

The proposed development would not be unduly prominent in the street scene as the property is both set back from, and sits at a lower level than the road. In addition, the affected part of the property is partially screened by large conifers when viewed from the street and the neighbouring properties on Dalesford comprise generally of two-storey dwellings.

As such, it is considered that the application is acceptable in terms of visual amenity.

Neighbour Amenity

Given the separation distances between the proposed development and neighbouring dwellings (at least 15m from No. 10, at least 30m from No. 18 and at least 25m from No. 20), their orientation, and the fact that no new windows are proposed, it is considered that the light, privacy and outlook of neighbours will not be unduly affected. In addition, 18, 20 and 22 Dalesford are partially screened from the proposed development by large conifers.

It is therefore considered that the application is acceptable in terms of neighbour amenity.

Access / Parking

Although the scheme will result in two additional bedrooms, the proposal will not add significantly to the traffic on the local highway network and the property has space for at least four vehicles to park on the drive. LCC (Highways) has no objection to the proposal.

It is considered that the application is acceptable in terms of access / parking.

Summary Reason for Approval

The proposed development is appropriate in principle in the Urban Boundary and will not detract to an unacceptable extent from visual and neighbour amenity, or highway safety. It is therefore considered that the proposed development is in accordance with PPS1 / PPS3 / PPG13, Policies RT2 / RT4 / 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).

Recommendation

Approve

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 amended drawings numbered MS-01-05, MS-01-08 and MS-01-09 received on 08/06/2010.
Reason: To ensure the development complies with the approved plans and in the interests of visual and neighbour amenity, in accordance 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, in accordance with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
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