

**TITLE: 2005/633 CHANGE OF USE FROM DWELLING TO A TRAVEL AGENTS  
(USE CLASS A1) 598 BURNLEY ROAD, CRAWSHAWBOOTH**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE 10TH JANUARY 2006**

**BY: TEAM MANAGER DEVELOPMENT CONTROL**

**DETERMINATION EXPIRY DATE: 30<sup>th</sup> December 2005**

**APPLICANT: MR DANIEL FLETCHER**

### **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.

### **Site and Proposal**

The applicant seeks consent to change the use of 598 Burnley Road, Crawshawbooth, an existing dwelling to a travel agents. The proposal site is within a largely residential area in Crawshawbooth.

### **Relevant Planning History**

None

### **Notification Responses**

Site notices were posted to which there were three letters of objection. The following issues were raised:

- No details of number of staff to employed at the travel agents
- No reference to car parking facilities
- No rights of way to the rear of the property
- Other vacant properties in the area

## **Consultation Responses**

### County Highways

No objections to the proposal on highway grounds.

## **Development Plan Policies**

### Rossendale District Local Plan (Adopted 1995)

Policy DS.1 (Urban Boundary)

Policy DC.1 (Development Criteria)

### Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 (Development Framework)

## **Other Material Planning Considerations**

None

## **Planning Issues**

The proposal site is within the Urban Boundary and therefore is in accordance with Policy DS.1 of The Rossendale District Local Plan. The proposal site is in a predominantly residential area where some commercial activity already takes place. It is considered that the proposal would not have a significant impact upon existing conditions in the area, and the nature of the proposal is sympathetic and would not have a negative effect upon the residential properties in the area.

Issues were raised regarding the provision of parking for staff and visitors, however Lancashire County Council Highways raised no objection to the proposal on highway grounds.

The application does not include elevational drawings of the property and therefore details of any exterior changes to the building would need to be agreed in writing with the local planning authority at a later date. Therefore the applicant requires approval for the scheme in principle only.

Issues regarding rights of passage to the rear of the development site were also raised. However no part of the lane to the rear of the property is included within the curtilage of the application site and the applicant does not propose to affect any part of this area.

For these reasons it is considered that the proposal would not have a significant impact upon existing conditions in the area and would not look out of place within the locality subject to conditional control. Therefore the proposal is in accordance with Policies DC.1 and DS.1 and Policy 1 of the Joint Lancashire Plan.

## **Recommendation**

That planning permission is granted subject to conditional control.

### **Reason for Conditional Approval**

The proposal site is within the Urban Boundary and therefore is in accordance with Policy DS.1 of The Rossendale District Local Plan. It is not considered that the proposal would have a detrimental impact upon existing conditions in the area and would not be out of place within the locality subject to conditional control. Therefore the proposal is in accordance with Policy DC.1 of The Rossendale District Local Plan and Policy 1 of The Joint Lancashire Structure Plan.

### **Conditions**

1. The development permitted shall be begun before the expiration of three years from the date of this permission. (Required by section 51 of the Planning and Compulsory Purchase 2004 Act)
2. Before the commencement of any development, details of any external elevational changes, and the number of staff to be employed at the facility shall be submitted and agreed in writing to the Local Planning Authority. (Reason: In the interests of visual and residential amenity)

### **Local Plan Policies**

Policy DS.1  
Policy DC.1

### **Structure Plan Policies**

Policy 1



WATER

Tr

FB

Works

ADEL

Clinic

Club

Garage

PARROCK ST

Library

Parrock Parade

Parrock Ho

HOLME ROAD

214.1m

EI Sub Sta

Club

TCB

BINNS ST

Works

Hall

Britannia Mill

Mansion

612

610

608

596

592

590

588A

586

582

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