

APPLICATION DETAILS

1. SITE

The application relates to a mid terrace property of stone and slate construction. The property has white UPVC windows with side extension set back from the road by approximately 10m. The side extension is rendered in white as is the side gable facing No.7 Warwick Street. This side gable is in a state of disrepair with timber panels damaged. The property is currently vacant and its designated use is as dwellinghouse, builders office and workshop.

To the front of the extension there is an area of hardstanding currently used for parking provision. This area is bounded from the road by a 1m stone wall. There is an existing vehicular access from the site onto Warwick Street. To the rear of the wall the hardstanding is raised forming a step like structure.

Warwick Street is close to the Town Centre of Haslingden. The immediate neighbours to the application site are both residential terrace properties. The street is dominated by residential uses however there is a church opposite the application site. Properties rely on on-street parking as there is very limited off-street parking provision.

The property is situated within the Urban Boundary of Haslingden as designated within the Rossendale District Local Plan.

2. RELEVANT PLANNING HISTORY

1988/025 – Conversion of dwellinghouse, builders office and workshop to 6 flats
Approved but not implemented

2003/134 – Alteration including rear roof section and a two storey entrance lobby extensions and yard canopy
Approved but not implemented

2005/0403 – Change of Use to religious teaching centre.
Approved at Committee. (The Committee Report has been provided for your information)

3. THE PROPOSAL

The applicant seeks permission to change the use of the existing terrace property from dwellinghouse, builders office and workshop (primary use class B1) into a religious teaching centre (D1). There will be no external alterations to the property apart from repair works to the damaged gable and improvement of the parking area.

The centre will be for use by children up to 12 years of age, there will be up to 30 children on site at any one time and 2 part time staff. The premises will be used 7:30am – 7:30pm Monday to Friday and Saturday 10am – 4pm. The property will provide 5 off street parking spaces.

4. POLICY CONTEXT

National Planning Guidance

PPS1 Sustainable Development
PPS4 Sustainable Economic Development
PPG13 Transport

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria

Regional Spatial Strategy Policies

DP 1-9 Spatial Principles
RDF1 Spatial Priorities
RT2 Managing Travel Demand
RT4 Management of the Highway Network
EM1 Environmental Assets

Other Material Planning Considerations

RBC Submitted Core Strategy (2010)
DfT Manual for Streets (2007)
LCC Parking Standards (2005)

5. CONSULTATION RESPONSES

Environmental Health – Commented that the w/c door should not face into the kitchen and if food is to be prepared on the premises then the applicant will need to register as a food business. The applicant has submitted amended plans relocating the door and has confirmed no food apart from snacks will be prepared on the premises in response to this.

In response to neighbours comments regarding potential noise disturbance if the proposed change of use was permitted, Environmental Health have advised the applicant be requested to take steps to minimise the noise transmission from the property.

LCC Highway Authority – No Comments

6. NEIGHBOUR NOTIFICATION RESPONSES

To accord with the General Development Procedure Order two site notices were posted on 03/02/11 and 36 neighbours were notified by letter on 17/02/11.

There have been four objections to the proposal raising concerns about the following;

1. The traffic generated by the teaching centre and the increase in parking demand will lead to highway safety issues and put additional pressure on the already stretched parking provision along Warwick Street.
2. Noise created by users of the teaching centre on neighbours.
3. Lack of outdoor space for the children to play as part of the development.

7. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; and 4) Access/Parking;

Principle

The application site is within the Urban Boundary of Haslingden as designated within the Local Plan and is therefore acceptable in principle.

Visual Amenity

There will be no external alterations to the property apart from some minor repair works and improvements to the existing parking area therefore the scheme is acceptable in terms of visual amenity.

Neighbour Amenity

The applicant has stated that up to 30 students and 2 part time staff will visit the site at any one time for the purposes of religious study.

The applicant advises that the proposed study/training activities would take place inside the building and no activity is likely to be undertaken outside the building. Vehicular and pedestrian access to the site will continue to be gained from the entrance on Warwick Street. There will be 5 parking spaces provided.

Accordingly, the proposal will not detract unduly from the amenities of the church on the opposite side of Warwick Street. Residential neighbours will not be impacted by increased parking demand as sufficient parking spaces will be provided to meet the need of staff and additional spaces for any children being dropped off or collected.

As the previous use of the site relates to an office and workshop the noise generated previously is expected to have been above that caused by a normal household. The religious teaching centre is similarly expected to create noise levels over and above those emitted by an average household. It is worth noting under planning application 2005/0403 planning permission was granted for the Change of Use of 38 Bury Road to a religious teaching centre. Since this property has been used for these purposes there has been no record of complaint from neighbours. As this application is to relocate the teaching centre it is considered the proposal would not be detrimental to neighbour amenity.

Considering the comments from environmental health and the conditions imposed on application 2005/0403 it is considered appropriate to condition the applicant submits a scheme for insulating the building to minimise noise transmission from the property.

Access/Parking

In assessing the impact this development will have on parking demand I am mindful that the religious teaching centre is currently located at 38 Bury Road with no off street parking provision and has seemingly caused no issues over the last 5 years.

The proposed scheme provides 5 off street parking spaces with no change in the intensity of use. The access to the site will be unaltered. LCC Highway Authority has no objections.

It is therefore considered that the scheme is acceptable in terms of parking and access.

8. RECOMMENDATION

That the Committee be minded to approve the application

9. REASONS FOR APPROVAL

1. It is considered that the development satisfies the requirements of Policy DS1 and Policy DC1 of the Rossendale District Local Plan. The building is located within the defined Urban Boundary within which it is considered appropriate to locate new development. It is considered that the use of the premises for the purpose proposed would not lead to undue disturbance of local residents subject to the imposition of conditions limiting hours of use and restricting the number of students permitted on the premises at one time and the use of insulation to minimise noise transmission. The parking provision proposed is sufficient to support the expected demand and it is considered the proposal would not endanger pedestrians or those using the highway.

10. 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 the amended drawings received on 2 March 2011, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
3. Details of a scheme for insulating the building to minimise the transmission of airborne and impact sound to the attached buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first use of the building as hereby permitted.
Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DC1 of the Rossendale District Local Plan.
4. 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 nearby residential properties in accordance with Policy DC1 of the Rossendale District Local Plan.
5. No more than 30 children shall be present within the building at any one time unless otherwise agreed in writing by the Local Planning Authority.
Reason: To preclude an intensification of the use hereby permitted which may result in unacceptable detriment to neighbours or highway safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

6. The use hereby permitted shall not take place other than between the hours of 7:30am & 7:30pm Monday to Saturday and 10am & 4pm on Sunday.

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

7. Prior to the first use of the religious teaching centre hereby approved, full details of the surfacing to the car park and repair to the end gable of the property shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall not be varied unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and neighbour amenity and highway safety, in accordance with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
Name	Rebecca Taylor
Position	Planning Technician
Service / Team	Development Control
Telephone	01706 238640
Email address	rebeccataylor@rossendalebc.gov.uk