

Application Number:	2011/104	Application Type:	Full
Proposal:	Erection of extensions to north, west and east sides of the dwelling, re-siting of previously permitted garage with games-room over, new vehicular access, extension of garden and new boundary wall to front	Location:	Rockcliffe Farm, Pennine Road, Bacup,
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	25/05/2011
Applicant:	Mr P Brymer	Determination Expiry Date:	06/05/2011
Agent:	Mr M IIsley		

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REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:

Reason for Call-In:

3 or more objections received

Other (please state):

Council owned land

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.

	RECOMMENDATION(S)
	Approve with Conditions

APPLICATION DETAILS

1. SITE

The applicant's property is situated on a corner of Pennine Road and Douglas Road. The site contains a detached house of stone/slate construction and a large vacant barn which is of similar construction materials and forms a more prominent feature in the street-scene.

The applicant presently makes use of a gated vehicular which joins Pennine Road at the point furthest from the junction, although there is another vehicular access from Douglas Road. Between Pennine Road and the 2m high concrete panel fence fronting the property is a 5m-8m wide grass verge in the ownership of the Council.

Though once a farm, the property is now situated within the Urban Boundary of Bacup and is surrounded by housing. Most of the neighbouring properties are modern semi-detached dwellings, those on Ramsey Avenue at a higher level. Such is the difference in ground levels that the timber fence on the party-boundary immediately to the rear of the applicant's house sits on top of a stone retaining wall and is approximately 4m in height (measured from the applicant's side). The fencing on the party-boundary projecting forward varies between 1.8m and 2m in height, further screening provided by trees near the boundary with 200 Pennine Road.

2. RELEVANT PLANNING HISTORY

2004/853 Conversion of barn to four flats, erection of three detached double garages (one with games room over) and extension of existing farmhouse
Refused

2006/62 Erection of 1 & 2 Storey Extensions and associated raised patio, and erection of detached double garage with games-room above
Approved. Whilst the 2-storey extension is complete, the 1-storey extensions are part-built and the raised patio & garage/games-room un-started.

3. THE PROPOSAL

Rather than implement the previous permission in full, the applicant seeks permission for :

- somewhat more extensive extension to the east-facing elevation of the house and omission of the raised patio previously permitted on the north side.
- re-siting of the previously approved garage with games-room over.
- formation of new vehicular access to the highway.
- extension of the domestic curtilage to include part of the verge fronting Pennine Road, with a new boundary wall to enclose it.

In amplification I would advise that :

With respect to extensions - it is intended that the previously permitted 1-storey extensions to project to the front and rear of the house be completed, but to the north side of the house (ie projecting towards the barn) be added a 2-storey extension running the length of the original gable and with a width of 3.5m, the roof-planes of the original house extended over it. This new 2-storey extension would stand 8m from the party-boundary with 1 & 3 Douglas

Road, the only window facing the boundary being a first-floor bathroom window.

With respect to garage with games-room over - it is intended it be of the same size and essentially the same design/facing materials as previously permitted but rather than present a 5.7m wide gable towards Douglas Road, will present its 9.3m wide rear elevation to this highway.

With respect to the new vehicular access to the highway - it is to have a width of 5.6m, its centre point 12m from the party-boundary with 200 Pennine Road. Its gates are to be setback from the pavement of Pennine Road by 4.8m. At the request of the Highway Authority the applicant has agreed that if the new vehicular access to Pennine Road is provided the existing accesses to this highway and Douglas Road will be closed.

With respect to the extension of the domestic curtilage - it is intended to remove the existing concrete panel fence, to erect a 2.15m high drystone wall around the extended garden, leaving a verge of 1.5m in width for landscaping.

4. POLICY CONTEXT

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
RT4 Management of the Highway Network
EM1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria
DC4 Materials

Other Material Planning Considerations

RBC Submitted Core Strategy DPD (2010)
RBC Alterations & Extensions to Residential Properties SPD (2008)

5.

CONSULTEE RESPONSES

LCC (Highways)

The proposed parking would alleviate some pressures on on-street parking. A condition should be imposed to ensure parking restrictions are enforced to prevent vehicles from parking around the turning head where the ambulances and buses would park.

6. REPRESENTATIONS

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To accord with the General Development Procedure Order two site notices were posted on 23/03/11 and 17 neighbours were consulted by letter on 14/03/11.

A letter of objection has been received expressing concern about the proximity of the new extension to the retaining wall and the issues this would raise with its maintenance. A further letter has been received expressing concerned with the impact of the new development on privacy of neighbours along Ramsey Avenue.

7. ASSESSMENT

The main considerations of the application are: 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; & 4) Access/Parking

Principle

The application site is within the defined Urban Boundary. Therefore the development is acceptable in principle.

Visual Amenity

The house (as extended) will continue to form a feature in the street-scene that is not unduly prominent or intrusive, such is its setback from the highway and the siting/scale of the adjacent barn. The extensions previously permitted and now proposed are undoubtedly of significant size, but I am satisfied that their design and the intended facing materials are in-keeping with the building.

Likewise, the proposed outbuilding is to be constructed of stone and slate. Whilst 2-storey, it is to be constructed at a level that means it will continue to appear 1-storey as viewed from Pennine Road and Douglas Road; its gutter will be at the same level as the intended drystone wall.

The verge is presently an attractive/well-maintained grassed area, with a few young trees that do not currently contribute greatly to that attractiveness, and is backed by a concrete panel fence that makes a negative contribution to the street-scene. Whilst the proposal will result in the loss of the trees/reduction in the width of the verge I do not consider this element of the scheme will detract to an unacceptable extent from the character and appearance of the area. Conditions are recommended to ensure use of appropriate materials to construct the new boundary wall and for landscaping of what will remain of the verge.

Neighbour Amenity

The extensions to the property are considered large in size. However, the house does not match those that neighbour it and has extensive grounds. This means there is considerable scope for alteration/extension of the dwelling. In the context of the site the extensions/outbuilding are acceptable in scale.

The 1-storey extensions now being proposed in the vicinity of the party-boundaries with neighbouring residential properties are of no different siting or size than those previously permitted. For the same reason I do not consider they will now create any greater problems for the stability or future maintenance of the retaining wall.

In terms of neighbour amenity, the current scheme differs most particularly by reason of the 2-storey extension being proposed on the north side. Whilst its construction will increase the overall bulk of the house I am satisfied it will not unduly detract from the amenities of any neighbours such is its distance from neighbouring properties and the fact that the properties which will most obviously have view towards it (1 & 3 Douglas Road) are elevated above it. I

consider it appropriate to ensure the intended first-floor bathroom window facing these neighbours is obscure-glazed.

Access/Parking

The scheme includes the creation of a new vehicular access to Pennine Road. The applicant has stated that the need for this is caused by the inadequacy of the existing access point. The Highway Authority agrees that the existing access is sub-standard, by reason of its siting so close to the boundary fence of 200 Pennine Road having restricted visibility. The Highway Authority has raised no objection to the loss of verge or new access being proposed, subject to a condition to ensure proper closure of the existing accesses. Adequate parking/turning facilities are being proposed to serve the house, as extended.

8. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and would not unduly detract from visual and neighbour amenity or highway safety. It is considered that the development is in accordance with PPS1/PPS3/PPG13, Policies DP1-7/RDF1/RT2/RT4/EM1 of the Regional Spatial Strategy, Policies DS1/DC1 of Rossendale District Local Plan, and the Council's Alterations & Extensions to Residential Properties SPD (June 2008).

9. RECOMMENDATION

Approve with Conditions

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall be carried out in accordance with the amended drawings 01A, 02A and 04A B received 20/04/2011 and the amended drawing numbered 03b received 17/05/2011, 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 to protect visual and neighbour amenity, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.
3. All materials to be used in the elevations and roof of the proposed extensions and outbuilding shall match in colour, form and texture those of the existing dwelling. Local natural stone shall be used to construct the frontage wall hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the development will be of satisfactory appearance, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.
4. Prior to first use of the vehicular access hereby permitted the footway of Pennine Road shall be provided with a dropped-crossing to the standards and specifications of LCC (Highway). Within 1 month of first use of the new vehicular access the two existing vehicular accesses shall have been permanently closed and the pavements re-instated to the standards and specifications of LCC (Highway). Reason: In the

interests of Highway Safety.

5. Within 2 months of the date of this permission full details shall be submitted for the approval of the Local Planning Authority of a scheme for the landscaping and future maintenance of the margin of land between the boundary wall hereby permitted and the highway.

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

6. The first-floor bathroom window proposed the south elevation of the extension hereby permitted shall be obscure-glazed, and any opening top-hung, and shall be retained as such thereafter.

Reason : In the interests of the privacy of neighbouring properties, in accordance with Policy DC1 of the Rossendale District Local Plan.

7. The outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse known as Rockcliffe Farm as such, and not for trade or business purposes.

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

8. 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 and 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 adopted Rossendale District Local Plan.