

Application Number:	2011/0315	Application Type:	Full
Proposal:	Proposed conservatory to rear	Location:	9 Heycroft's View Edenfield
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	12 July 2011
Applicant:	Mr C J Hoyle	Determination Expiry Date:	26 August 2011
Agent:	Mr G Sutcliffe		

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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
3 or more objections received	<input type="checkbox"/>
Other (please state):	Council Officer

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.

1.	RECOMMENDATION(S)
	That Permission be granted subject to conditions

2. SITE

The application relates to a 2-storey detached house, situated on Heycrofts View, off Market Street (B6527).

The house forms part of a relatively modern residential development, where each house is broadly similar in size and design and are all arranged around a cul-de-sac. The houses have stone-faced ground floors, rendered/half-timbered first floors and tiled roofs.

The applicant's house has an integral garage and faces Gin Croft Lane to the rear which comprises a single track road and has traditional terraced housing adjacent.

To the front of the garage is a hard-surfaced area providing parking for two vehicles and a small landscaped area. To the rear is a 1.5m fence and laurel hedge to each boundary. The rear garden extends to 12.0m, backing on to Gincroft Lane.

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

3. RELEVANT PLANNING HISTORY

1989/189 Erection of 14 no dwellings
Approved 02/10/89 with a Condition removing 'permitted development' rights' for extensions & outbuildings

1994/516 Change of housetype - Approved 11/09/1995

4. THE PROPOSAL

The application seeks permission for a conservatory to be added to the rear elevation. The structure would be L-shaped and formed from upvc, and mounted on a stone plinth to match the existing house. The conservatory would be 4.5m in width and 4.6m in length, with a height of 3.4m. It is to possess windows in each side and a pair of sliding doors in the rear elevation.

5. POLICY CONTEXT

National

PPS1 Sustainable Development

PPS3 Housing

Development Plan

Regional Spatial Strategy for the NW of England (2008)

DP1-7 Spatial Principles

RT4 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

RBC Submitted Core Strategy (2010)

RBC Extensions to Residential Property SPD

6. CONSULTEE RESPONSES

None.

7. REPRESENTATIONS

To accord with the General Development Procedure Order, a site notice was posted on 11/07/11 and 5 neighbours were notified by letter on 06/07/11.

No representations have been received.

8. ASSESSMENT

The main considerations of the application are the principle of the development and its impact on visual and neighbour amenity and access/parking.

Principle

The application site is located within the Urban Boundary and, as such, the proposed development is acceptable in principle.

Visual Amenity

The proposed extension will not be visible in the street-scene as it is located to the rear of the house. It is not of disproportionate scale, having regard to the size of both the applicant's house and the rear garden. Furthermore, it is of a design that would be acceptable, subject to a condition being imposed that requires the submission of a sample of the colour of the conservatory frame for subsequent approval by the Local Planning Authority.

The structure would be screened in part from the neighbouring house to the west by a 1.5m fence and laurel hedge that runs along the boundary. As such, the proposals are acceptable in terms of visual amenity.

Neighbour Amenity

The proposed extension would project 4.6m from the rear elevation and stands 7.5m from the rear boundary. The neighbour to the east has a blank gable which projects 3.5m further to the rear than the application site and whilst windows are proposed in the conservatory which faces this gable, they would be screened by the existing boundary treatment and fence which is to remain. As such there would be no loss of privacy/outlook. As the structure is predominantly a glazed building, there would be no loss of light to the adjacent garden area.

Access/Parking

The Highway Authority has no objection to the proposal as sufficient off-street parking would remain available.

9. SUMMARY REASON FOR APPROVAL

The proposed development is considered acceptable in principle within the Urban Boundary and is not considered likely to unduly detract from visual and neighbour amenity, or highway safety. The scheme therefore accords with PPS1 /PPS3, Policies RT2//RT4 / EM1 of the Regional Spatial Strategy and Policies DS1 / DC1 of the Rossendale District Local Plan.

10. CONDITIONS

1. The development shall be carried out in accordance with plan(s) numbered Z1960/1 & 2 dated 1 July 2011.

Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.

2. All facing materials to be used in the elevations of the conservatory hereby permitted shall accord with the approved drawings, and shall not be varied without the prior written

permission of the Local Planning Authority.

Reason: To ensure that the development will be of satisfactory appearance in accordance with Policy DC.1 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 and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To ensure the development avoids undue harm to neighbour amenity, in accordance with Policy DC1 of the Rossendale District Local Plan.