

**TITLE: 2005/ 726 - ERECTION OF SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION AT 10 RIDGEWAYS, HASLINGDEN, ROSSENDALE**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE 7<sup>TH</sup> FEBRUARY**

**BY: TEAM MANAGER DEVELOPMENT CONTROL**

**DETERMINATION EXPIRY DATE: 14 FEBRUARY 2006**

### **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 permission for the erection of a single storey rear extension and first floor side extension at the above address. The property is located within the urban boundary.

### **Relevant Planning History**

None

### **Notification Responses**

Public consultation was undertaken by individual letter. Three responses have been received from the immediate neighbours which make the following points:

- Privacy - any windows would have direct visibility into the bedroom of 9 Ridgeways. 5 Foxwell Close is concerned about loss of privacy.

- Design/appearance - the proposal would change the appearance of the close, no other similar extensions.
- Daylight/sunlight - early morning sunlight in summer months would be affected at 9 Ridgeways, 8 Ridgeways is concerned about loss of light in the afternoon and evening at the rear.

There have been no objections raised towards the single storey rear extension. The comments received all the above relate to the first floor side extension.

## **Consultation Responses**

### County Highways

No objections to the proposal on highway grounds.

## **Development Plan Policies**

Policy DS1 (Urban Boundary) states *"the Council will seek to locate most new development within a defined boundary - the urban boundary - and will resist development beyond it unless it complies with Policies DS3 and DS5."*

Policy DC1 (Development Criteria) of the Rossendale District Local Plan  
The policy states that all applications for planning permission will be considered on the basis of a) location and nature of proposed development, b) size and intensity of proposed development; c) relationship to existing services and community facilities, d) relationship to road and public transport network, e) likely scale and type of traffic generation, f) pollution, g) impact upon trees and other natural features, h) arrangements for servicing and access, i) car parking provision j) sun lighting, and day lighting and privacy provided k) density layout and relationship between buildings and l) visual appearance and relation to surroundings ,m) landscaping and open space provision, n) watercourses and o) impact upon man-made or other features of local importance.

Policy 1 (Development Framework) of the Joint Lancashire Structure Plan states that *development will be located primarily in the principle urban areas, main towns, key service centres (market towns) and strategic locations for development and will contribute to achieving: a) the efficient use of buildings, land and other resource; b) high accessibility for all by walking, cycling and public transport with trip intensive uses focussed on town centres; c) a balance of land uses that helps achieve sustainable patterns of development; d) accelerated rates of business development in the regeneration priority areas; e) appropriate development at Blackpool airport, ports and regional investment sites; f) urban regeneration including priority re-use or conversion of existing buildings and then use of brownfield sites; g) enhanced roles for town centres as development*

*locations and public transport hubs; h) rural regeneration; i) a high quality built environment.*

## **Other Material Planning Considerations**

Planning Policy Statement 1

### **Planning Issues**

The location for the proposed development is within the urban boundary and therefore the proposal complies with Policy DS1 of the Rossendale District Local Plan and Policy 1 of the Joint Lancashire Structure Plan.

There have been no objections raised towards the single storey rear extension which would consist of a 3.8m projection and a frontage width of 10.15m. The applicant proposes to insert two roof lights and to use materials to match the existing to both the roof and elevations. It is considered that the design and appearance of the extension would be acceptable, as it would not affect the residential amenity of neighbouring properties, and there is sufficient garden curtilage to accommodate this part of the development. Therefore this part of the proposal would comply with Policy DC1 of the Rossendale District Local Plan and Policy 1 of the Joint Lancashire Structure Plan.

The second part of the proposal consists of a first floor extension above the existing garage. Three objections have been expressed with regards to this particular part of the development. A site visit revealed that a substantial loss of privacy would not be felt in that the proposed window on the front elevation would be over 21m from the facing window at number 9 Ridgeways. In addition, the new window would face the garage and not a window of a habitable room. Therefore it is considered that in terms of privacy and overlooking the proposal would be acceptable and would comply with Policy DC1 of the Rossendale District Local Plan.

Each of the three letters of objection has expressed concern towards the appearance of the first floor side extension in particular as it would be the first of its kind and would be detrimental to the appearance of the close. However, it is considered that notwithstanding the assertion that an adverse precedent would be set, it is not considered that the proposed extension would create a significantly harmful impact upon the street scene. The applicant proposes to use roof tiles and facing brick to match the existing dwelling. Conditional control over the materials would ensure the visual appearance of the extension would be acceptable. Therefore the development would comply with Policy 1 of the Joint Lancashire Structure Plan and Policy DC1 of the Rossendale District Local Plan.

Another issue raised by each of the objectors related to the impact on levels of daylight/sunlight to neighbouring properties. It is acknowledged that a small amount of sunlight may be lost at 8 Ridgeways in the early evening as a result of the side extension, however this is not considered to be significant and would not cause a severe detrimental impact upon residential amenity. Therefore it is considered that the proposal would comply with Policy DC1 of the Rossendale District Local Plan.

### **Recommendation**

That planning permission is granted subject to the following conditions:

### **Conditions**

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.

2. All external materials and finishes to be used on the roof and elevations of the development shall match those of the existing dwelling in terms of type, size, shape, thickness, colour and texture.

Reason: To ensure that the materials are in keeping with those existing and to accord with Policy DC1 of the Rossendale District Local Plan

### **Local Plan Policies**

DS1

DC1

### **Joint Lancashire Structure Plan Policies**

Policy 1

# 10 RIDGEWAYS, HASLINGDEN



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