

Application Number:	2012/0126	Application Type:	Full
Proposal:	Single Storey Rear Extension	Location:	21 Highfield Road, Edenfield
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	17 April 2012
Applicant:	Mr D Smith	Determination Expiry Date:	9 May 2012
Agent:			

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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input checked="" type="checkbox"/> The application is submitted by a Borough Councillor
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
3 or more objections received	<input type="checkbox"/>
Other (please state):	

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 the application be approved for the reasons set out in Section 9 of the Report

2. SITE

The application relates to a two-storey semi-detached house, of brick / slate roof construction, within the Urban Boundary of Edenfield.

The property has been extended previously with a two storey and single storey extension to the rear. This single storey lean-to extension runs up to the party-boundary with the attached house (No 19), matching in projection and form the addition to that property.

A 0.8m high timber fence separates the Applicant's rear garden from that at No 19, with shrubs of approximately 2m in height on the applicant's side. The rear garden backs onto and is at a lower level than Acre Close, the 1.8m high timber fence on this boundary screening the applicant's rear garden and the single-storey extension from view from this highway to a significant extent.

3. RELEVANT PLANNING HISTORY

2001/0073 Proposed first floor bedroom extension at rear
Approved

2002/0486 Two storey extension to rear of building
Approved

2005/0600 Erection of a Single Storey Side Extension
Approved

4. THE PROPOSAL

The applicant seeks permission for the single storey extension to project along the party-boundary with No 19 a further 2.4m than their own and the neighbours existing one storey extension.

It would have a width of 3.3m, with a flat roof topped by a domed rooflight. The walls would be constructed in brick to match the existing. That wall facing No 19 would be blank, with a window in the rear elevation and patio window in the side elevation facing towards No.21a Highfield Road, at a distance of 7m from the party-boundary.

5. POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

Development Plan

Regional Spatial Strategy for the NW of England (2008)

Policy DP1 Spatial Principles

Policy RDF1 Spatial Priorities

Policy EM1 Environmental Assets

Rossendale Core Strategy DPD (2011)

AVP 5 Strategy for South West Rossendale

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Designed Spaces

Policy 24 Planning Application Requirements

Other Material Planning Considerations

RBC Alterations & Extensions to Residential Properties SPD (2008)

6. CONSULTATION RESPONSES

None.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 22/03/12 and 9 neighbours were consulted by letter on the 20/03/12.

One objection has been received from the neighbour at No.19 Highfield Road. They object to the proposed development on the following grounds :

- Outlook – We have recently had a single storey rear extension to the back of our house, if the proposed extension is built we will once again be able to see a brick wall from our lounge doors. The proposed extension is 600mm longer than the original side-wall that we could see before our extension was completed. We feel this will significantly alter the aspect from our lounge.
- Loss of light – if the proposed single storey extension is built, there will be a significant loss of light to our property. This will impact on us in two ways, our garden will have a loss of sunlight to the lawn and also there will be a loss of daylight to our lounge via the French doors.

8. ASSESSMENT

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

Principle

The proposed development lies within the Urban Boundary and is, therefore, considered acceptable in principle.

Visual Amenity

The size of the extension now proposed is modest and when considered in tandem with the previously-constructed extensions would not appear of disproportionate size for the original house or unduly harm its character.

The property would continue to possess adequate private garden space. Whilst flat roofed extensions are not always looked upon favourably, in this instance, due to the boundary treatments and the levels difference between the site and Acre Close, the extension would not be unduly prominent from public vantage points. Additionally, it is intended to construct the extension using facing materials to match the existing dwelling/extensions.

The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

The extension would comply with paragraph 3.2 of the Council's Alterations and Extensions to Residential Properties SPD which states: "*Where the proposed extension would be on or within 1m of the party boundary of an adjacent property it should not normally project in excess of 3m*

beyond the rear wall of that property.” Accordingly, it is considered that there would be no significant loss of light, privacy or outlook for occupiers of the attached house. Separation distances and boundary treatments to No.21a are such that the proposed patio windows facing this neighbour would not cause a significant loss of privacy.

The scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

The extension would not require additional parking spaces to be provided or result in the loss of any existing parking spaces.

The scheme is considered acceptable in terms of access/parking.

9. SUMMARY REASONS FOR APPROVAL

The proposed development is considered appropriate in principle in the Urban Boundary and, subject to the conditions, would not unduly detract from visual and neighbour amenity or highway safety. It is considered that the development accords with the National Planning Policy Framework, Policies DP1/RDF1/EM1 of the Regional Spatial Strategy for the NW of England (2008), Policies 1 and 24 of the Council’s adopted Core Strategy DPD (2011) and its approved Alterations & Extensions to Residential Properties SPD (June 2008).

10. RECOMMENDATION

That the application be permitted, subject to the following 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 drawing numbers 1, 2, 3 and 4 dated and the dome roof light specification dated 14 March 2012 by the Local Planning Authority, 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, in accordance with Policies 1 and 24 of the adopted Core Strategy DPD.
3. All materials to be used in the external elevations of the extension shall be in red brick to match in colour, form and texture those of the existing house, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of visual amenity, in accordance with Policies 1 and 24 of the adopted Core Strategy DPD.
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 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 24 of the adopted Core Strategy DPD.