

Application Number:	2012/371	Application Type:	Full
Proposal:	Formation of ramped access to rear of building	Location:	Whitworth Historical Society & Museum, North Street, Whitworth,
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	28 August 2012
Applicant:	Whitworth Historical Society & Museum	Determination Expiry Date:	19 September 2012
Agent:	Mr M Illsley		

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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 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.

1. RECOMMENDATION

That the application be approved subject to the conditions set out in Section 10 of the Report

2. SITE

Whitworth Museum and Historical Society occupy a building that is owned by Rossendale BC. It is of brick construction and is located on the north side of North Street, near its junction with Kandel Place, a recently-constructed road serving an on-going housing development.

The building is bounded to the side and rear by timber fencing of approximately 1.8m in height. On the opposite side of North Street is a large public car park.

3. RELEVANT PLANNING HISTORY

None

4. THE PROPOSAL

Permission is sought for a ramped access to the rear of the building, to have a length of 19m, width of 1.2m and rise of 1m, and to include a set of steps to its side.

The ramp would have a concrete surface and measure approximately the length of the north elevation with a 1.1m high steel railing to its side. It leads to an existing door.

5. POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

Section 8 Promoting Healthy Communities

Development Plan

Regional Spatial Strategy for the NW of England (2008)

Policy DP1-9 Spatial Principles

Policy EM1 Environmental Assets

Rossendale Core Strategy DPD (2011)

AVP1 Whitworth, Facit and Shawforth

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Designed Spaces

Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

RBC (Property Services)

No objection

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted on 31/07/12 and the adjoining neighbour was consulted by letter on the 26/07/12.

No responses have been received.

8. ASSESSMENT

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

Principle

The application relates to an existing building within the Urban Boundary of Whitworth. Accordingly, the scheme is considered acceptable in principle.

Visual Amenity

Owing to its siting to the rear, and as the existing boundary treatments are to remain, the development would not be prominent in the street scene. Furthermore, I do not consider that the size, siting or design is such that it would unduly harm the character and appearance of the building. The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

I do not consider that the development would unduly affect any neighbours in terms of light privacy, outlook or noise. The ramp and associated door would face a car park associated with the Kandel Place residential development currently under construction.

Access/Parking

The proposal will not affect the highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed development is considered appropriate in principle within the Urban Boundary and, would not result in unacceptable detriment to visual & neighbour amenity or highway safety, having regard to the National Planning Policy Framework (March 2012), Policies DP1-9 / EM1 of the Regional Spatial Strategy for the NW of England (2008) and Policies 1 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

10. RECOMMENDATION

That the application be permitted subject to the following 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 drawing number 01 dated 25 July 2012, unless otherwise required by the conditions below or otherwise first agreed in writing by the Local Planning Authority.
Reason: To accord with the permission sought.
3. Notwithstanding what is shown on the approved drawings, the brickwork to be used in construction of the ramp shall match as closely as possible in colour, form and texture that in the elevation of the building to which it will be attached, the railing to the side of the ramp shall be coloured black and the new door & frame shall match the materials used on the existing property, 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 24 of the adopted Core Strategy DPD.