

Application Number:	2013/0011	Application Type:	Full
Proposal:	Erection of garage	Location:	Plot 10, Garage site rear of Whittle Street, Rawtenstall
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	19 March 2013
Applicant:	Mr M Mahroof	Determination Expiry Date:	21 March 2013
Agent:			

Contact Officer:	Rebecca Taylor	Telephone:	01706-238640
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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input checked="" type="checkbox"/> Site is council owned
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

That Permission be granted subject to the Conditions set out in Section 9.

2. SITE

The application site relates to a vacant garage plot at Whittle Street garage site. The site is located between the terraced houses 7-31 Whittle Street and Prospect View, a 3-storey building.

The garages currently on the site are of varying designs, but all have their fronts facing the rear of properties on Whittle Street, separated from them by the access track.

The site is situated within Urban Boundary of Rawtenstall.

3. RELEVANT PLANNING HISTORY

No relevant planning history

4. PROPOSAL

The applicant seeks permission for the erection of garage on a plot midway along the row of garages. The proposed garage will measure 3.1m x 5.5m x 2.3m to eaves and 2.7m to ridge. It is to be constructed with a white up-&-over door, walls of pre-cast concrete panels with a pebbledash finish and roof of grey fibre-cement sheeting.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 4 Promoting Sustainable Transport

Section 7 Requiring Good Design

Development Plan Policies

Regional Spatial Strategy for the NW of England (2008)

Policy DP1-9 Spatial Principles

Policy RDF1 Spatial Priorities

Policy RT2 Managing Travel Demand

Rossendale Core Strategy DPD (2011)

Policy 1 General Development Locations and Principles

Policy 8 Transport

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

LCC (Highways)

No Objection

RBC (Property Services)

No objection

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 25/01/13 and 12 letters were sent to neighbours on 24/01/13.

No neighbour comments have been received.

8. 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 and, as such, the development is acceptable in principle.

Visual Amenity

The proposal is for a garage within an existing garage site that currently has garages of varying design/facing materials. The proposed garage is of a siting, size, design and materials that are acceptable within the context of the site.

Neighbour Amenity

The proposed garage would not result in an unacceptable loss of light, outlook or privacy for any neighbouring properties due to its siting between other garages and standard form.

Access / Parking

LCC Highways has no objection to the scheme. The garage would fit one vehicle and would have sufficient space in front to allow vehicles to manoeuvre safely.

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 Section 7 of the NPPF, Policies RT2/RT4 of the Regional Spatial Strategy and Policies 1 / 8 / 24 of the Council's adopted Core Strategy DPD.

9. RECOMMENDATION

Approve

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 drawings date stamped 24/01/2013, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure the development complies with the approved plans and to protect visual & neighbour amenity and highway safety, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).