

Application Number:	2013/202	Application Type:	Full
Proposal:	Erection of 2 Storey Side and Single Storey Rear Extension	Location:	7 Crofters Bank, Loveclough
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	28 May 2013
Applicant:	Mrs C Birtwistle	Determination Expiry Date:	20 June 2013
Agent:	Edmondson Design Services Ltd		

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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input checked="" 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 employee

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 for the reasons set out in Section 10 of the Report

2. SITE

The application relates to a two storey stone and tile semi-detached house on a relatively modern residential estate accessed from Burnley Road via Goodshaw Avenue North.

No 7 is located on the western side of Crofters Bank with a small garden to the front and a driveway to the side serving up to two vehicles. The front garden and driveway slope downwards to the house which is slightly lower than the road. The rear garden also slopes downwards

abutting the gardens of properties on Pasturelands, most particularly No.8 and is bounded by timber fencing.

The neighbouring property to the north (No.5) has a slab level, eaves and ridge heights set higher than the application site and has its driveway to the side of No.7. The rear elevation of the house at No.5 projects behind that of No.7 by approximately 1.3m.

3. RELEVANT PLANNING HISTORY

None for this site. However permission has previously been granted for side extensions to properties at 6, 19 and 23 Crofters Bank.

4. THE PROPOSAL

Permission is sought for the erection of a two storey side extension and a single storey rear extension.

The side extension would be set back approx 1.5m from the front elevation and would have a width of 2.5m and a depth of 5.5m. The ridge height would be set down from the original ridge by 0.5m.

The single storey extension would be sited to the rear extension and part of the original dwelling (half and half). It would have a width of 5.4m and a depth of 3m with a mono-pitched roof to a height of 3.7m.

Materials for each would match existing. Space to park one car would remain in front of the extension.

5. POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (2012)

Section 4 Promoting Sustainable Transport

Section 6 Delivering a Wide Choice of High Quality Homes

Section 7 Requiring Good Design

Development Plan

Rossendale Core Strategy DPD (2011)

AVP 5

Policy 1 General Development Locations and Principles

Policy 8 Transport

Policy 9 Accessibility

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

There is a concern that an off-street parking space will be lost however the second vehicle could be accommodated on Crofters Bank. The property is not located within a turning head or directly opposite a junction which would impede the flow of traffic.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted and 5/5/13 neighbours were notified by letter on 25/4/13.

No representations have been received.

8. ASSESSMENT

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

Principle

The site is located within the Urban Boundary. The scheme is acceptable in principle.

Visual Amenity

Paragraph 3.5 of the Council's Alterations and Extensions to Residential Properties SPD relates to two storey side extensions. It states that two storey side extensions that would produce a terracing effect would not be permitted. The extension being set back 1.5m from the frontage of the house would comply with paragraph 3.5 and would therefore, not result in a terracing effect.

In relation to the design of the extension its set back position from the original dwelling and lower ridge height would provide an appropriate degree of subservience. Fenestration and materials would match the existing dwelling and are also considered acceptable. The single storey rear extension would be modest in size and would leave an adequate amount of private amenity space.

The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

There are no habitable room windows in the side elevation of the house at 5 Crofters Bank. The single storey rear extension extending not more than 3m beyond the rear of the house to each side means it will not cause unacceptable loss of light to / outlook from their rear windows or rear gardens, and would comply with paragraph 3.2 of the Council's SPD.

There would not be any significant loss of privacy from the garden area of No. 8 Pasturelands which is located to the rear as the two storey extension does not project beyond the rear elevation of the existing house and the single storey extension does come within 7m of the party-boundary.

The scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

LCC Highways has not raised an objection to the proposal. As a result of the proposed development there would be one less off-street parking space available at the property. However, I concur with LCC Highways that on-street parking immediately in front of this house would not impede traffic flow. Furthermore, it is evident that on-street parking already takes place on Crofters Bank; the scheme would not significantly alter this.

The scheme is considered acceptable in terms of highway safety.

9. Summary Reason for Approval

The proposed development is appropriate in principle and it is considered that the development would be acceptable in terms of visual and neighbour amenity and highway safety. Accordingly it is considered that the scheme is in accordance with the NPPF and Policies 1/23 and 24 of the adopted Core Strategy DPD, and the Council's Alterations & Extensions to Residential Properties SPD (2008).

10. RECOMMENDATION

That Permission be Granted.

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 proposed plans dated 25 April 2013 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 facing materials to be used in the external elevations of the extensions hereby permitted shall be as stated on the application forms and approved drawings and shall match in colour, form and texture those of the existing building, 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.