

Application Number:	2013/147	Application Type:	Full
Proposal:	Erection of Detached 2-storey Dwelling, with associated access & parking	Location:	Land off Turf Meadow, Loveclough
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	18 June 2013
Applicant:	Mr G Watson	Determination Expiry Date:	20 June 2013
Agent:	Mrs J Walsh		

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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	YES
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

To grant Permission subject to the Conditions set out in Section 10.

2. SITE

The application relates to a broadly rectangular parcel of land located at the foot of the turning head at Turf Meadow, part of a relatively modern estate within the Urban Boundary. Measuring 15m x 23m, and with a projection up to the cul-de-sac head, the site slopes downwards from Turf Meadow and at present contains a number of sheds/outbuildings and a mature tree in its north-east corner.

Immediately to the rear of the site the land slopes down to a children's play area, which can be reached from Turf Meadow via a footpath that runs to the north side of the application site and links with Hamer Avenue and Rings Street. The houses along Hamer Avenue, also at a lower level than the site, comprise stone and slate terraced properties with hipped roofs. The properties on Turf Meadow are 2-storey detached houses, constructed of artificial stone and tile.

3. RELEVANT PLANNING HISTORY

2011/0359 Erection of 1 no detached dwelling with associated access
Withdrawn by the applicant to address concerns in relation to land ownership, access and the impact of the development on the existing tree within the site.

4. PROPOSAL

Permission is sought for the construction of a detached dwelling with access from Turf Meadow. The house would measure 11m wide, with a depth of 8m, and have pitched roof 5.5m to eaves and 8m to ridge. A conservatory is proposed on the south side. The house is to be constructed in course stone, under a slate roof. Parking and turning would be provided in the area between the house and Turf Meadow.

The scheme is amended from that submitted previously in that it is stated that the applicant has now purchased the land that gives access to the site.

A cross section has been provided that shows the proposed dwelling in relation to No.8 Turf Meadow and the properties on Hamer Avenue. It demonstrates that the eaves and ridge heights of the dwelling would be lower (approx 1.4m and 0.8m respectively) than No.8 Meadows Avenue.

5. POLICY CONTEXT

National

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

Section 8 Promoting Healthy Communities

Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP4 Rawtenstall, Crawshawbooth, Goodshaw & Loveclough

Policy 1 General Development Locations and Principles

Policy 2 Meeting Rossendale's Housing Requirement

Policy 3 Distribution of Additional Housing

Other Material Planning Considerations

RBC Alterations and Extensions to Residential Properties SPD (June 2008)

6. CONSULTATION RESPONSES

RBC (Environmental Health)

No objection.

Recommend the following Condition :

1) Hours of work and deliveries during construction be limited to:

- Monday to Friday 0800 -1800
- Saturday 0800 - 1300

At no times on Sundays or Public Holidays

LCC (Highways)

No objection

Recommend the integral garage be amended to provide dimensions of 3m x 6m, the driveway to be constructed of porous materials and that the boundary treatment alongside the footpath link to the north side be kept below 0.9m in height for approximately 5m (to provide a sightline for the driver exiting the property and the pedestrian walking along the path).

United Utilities

No objection subject to conditions:

- No surface water from the development to be discharged either directly or indirectly to the combined sewer network
- The site must be drained on a separate system, with only foul drainage connected into the foul sewer.
- A public sewer runs near to the site and we will not permit building over it or within 3m of its centre line.

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 17/05/13 and 19 letters were sent to neighbours on 25/04/13.

Five objections have been received raising the following points :

- Increase in traffic
- Loss of parking and turning on the turning head
- Noise pollution
- Impact on wildlife
- No need for a house in this location
- The owners of No.8 consider that the access would go over part of their front garden
- The land is not vacant and is used/has been used as an allotment by the applicant.
- The house is out of character with those on Turf Meadow

- Effect on light, privacy and outlook of neighbours.

8. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Housing Policy; 3) Visual Amenity;
- 4) Neighbour Amenity; 5) Access/Parking.

Principle

The site is within the Urban Boundary of Loveclough, and is in a residential area that is sustainably located. Accordingly, the proposal is considered appropriate in principle.

Housing Policy

The Council's Core Strategy states that housing development within the Urban Boundary of Loveclough is not inappropriate. Priority should be given to development on previously developed land. However, development of un-allocated previously developed land will be permitted where:

- i. It is for 100% affordable and/or supported housing schemes; or
- ii. It forms a minor part (up to 15% of the overall site size) of a larger mixed use scheme or a major housing proposal (10+ dwellings) on previously developed land or
- iii. It delivers a significant social, economic, or environmental benefit, or
- iv. The application is for a barn conversion and it can be demonstrated that the site has been marketed for economic uses for 12 months, to the satisfaction of the Council, and is not viable for these purposes

The site does not appear to constitute previously developed land and the proposal does not strictly conform with the above criteria. However, it is not considered that the creation of one houses in this sustainable location within the Urban Boundary would undermine the aims and objectives of the Council's Housing Strategy to minimise loss of greenfield land in the Green Belt / Countryside to residential development.

Visual Amenity

The proposed house will be visible to the public as the site is approached down Turf Meadow, from Hamer Avenue and the footpath linking them. It will be larger than those on Turf Meadow. However, its design and appearance would be broadly similar. Furthermore, it would be set down below the level of Turf Meadow such that its overall height and bulk when viewed from Turf Meadow would be somewhat reduced.

The application proposes the retention of the mature sycamore which, in my opinion, is of significant size and some amenity value. Its retention would be desirable.

Subject to conditions requiring submission and approval of samples of the facing materials to be used, and of a scheme of Landscaping/Boundary Treatment/Tree Protection, the proposal is considered acceptable in terms of visual amenity.

Neighbour Amenity

Due to the siting, size, design and orientation of the proposed house I am satisfied that there would be no significant loss of light, outlook or privacy for neighbours.

Access / Parking

I do not consider that an additional house in this location, accessed from Turf Meadow, would cause a significant increase in volumes of traffic on the local road network. LCC Highways is satisfied that the scheme would provide adequate facilities within the site for the parking and turning of vehicles.

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

Other Matters

United Utilities have commented that a public sewer runs near to the site and it will not permit building over it or within 3m of its centre line. The scheme is compliant with this. Nevertheless, an informative should be attached to the decision.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and, subject to conditions, would not detract to an unacceptable extent from visual and neighbour amenity, highway safety or in respect of any other material planning consideration and having regard to the NPPF (March 2012), Policies 1/2/3/8/9/23 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 Permission be granted subject to the Conditions set out below.

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 the plans numbered 13/2048/01 rev 0, 13/2048/02 rev 0, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory appearance to the development and to accord with Policies 1 and 24 of the Council's Core Strategy DPD.
3. No development shall take place until samples of the facing materials to be used in the construction of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD.
4. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.
Reason: In the interests of visual and neighbour amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD.

5. Prior to commencement of development a scheme of landscaping and boundary treatment shall be submitted to the Local Planning Authority. The submitted scheme shall provide for the construction of the vehicle parking/turning area with a hard permeable surface and measures for the protection of the Sycamore tree in the NE corner of the site during construction of the dwelling hereby permitted. Any tree protection measures forming part of the approved scheme shall be implemented and adhered to for the duration of construction works. Any hard-landscaping/walls/fences/gates forming part of the approved scheme shall be provided prior to first occupation of the dwelling. Any planting forming part of the approved scheme shall be carried out in the following planting season and any trees or shrubs removed, dying or becoming seriously damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species, 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 Policies 1 and 23 of the Council's Core Strategy DPD.

6. Prior to the commencement of the development hereby approved, a scheme for the disposal of foul and surface waters within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure satisfactory drainage of the site in accordance with Policies 1 and 23 of the Council's Core Strategy DPD.

7. Any demolition, ground or construction works associated with the development hereby approved shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00am and 1:00pm 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 Policies 1 and 24 of the Council's Core Strategy DPD.