

Application Number:	2013/0539	Application Type:	Full
Proposal:	Erection of Detached Garage	Location:	Plot 4 Spring Lane Garage Site Haslingden
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	21 January 2014
Applicant:	Mr S Mahon	Determination Expiry Date:	22 January 2014
Agent:			

Contact Officer:	Richard Elliott	Telephone:	01706-238639
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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	
Other (please state):	COUNCIL OWNED SITE

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 garage plot which is currently vacant. It is located within a garage colony off Spring Lane and has garages to both sides of differing designs and facing materials, and in differing states of repair. The land falls steeply to the rear. Two residential properties are located adjacent to the garage court entrance.

The site lies within the Urban Boundary of Haslingden.

3. RELEVANT PLANNING HISTORY

None

4. PROPOSAL

Permission is sought for a detached garage, constructed with concrete panels and a flat roof, to measure 3.2m x 5m x 2.2m height.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 6 Haslingden

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)

Comments Awaited

LCC (Highways)

No objection

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 18/12/14, and three letters were sent to neighbours.

No 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

This is an application for a garage on a garage site. Accordingly the scheme is considered acceptable in principle.

Visual Amenity

The garage would not be prominent from public vantage points. Although to be flat-roofed, I do not consider it would cause unacceptable harm to the character and appearance of the area.

Neighbour Amenity

The proposed scheme would not result in a loss of light, outlook or privacy for any neighbour.

Access / Parking

There has been no objection from the Highway Authority. The scheme is considered acceptable in terms of highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and would not detract from visual and neighbour amenity or highway safety, having regard to the National Planning Policy Framework (2012) and Policies 1, 23 and 24 of the Council's adopted Core Strategy DPD (2011).

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: 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 dated as received 27 November 2013 by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt.
3. The finished floor level of the garage hereby permitted shall be no higher than that of the garage on Plot 5.
Reason: In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD.