

<b>Application Number:</b>	2014/0019	<b>Application Type:</b>	Full
<b>Proposal:</b>	Erection of Detached Garage (Retrospective)	<b>Location:</b>	Plot 3 Garage Site Bankside Lane Bacup
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	22 April 2014
<b>Applicant:</b>	Mr B Holt	<b>Determination Expiry Date:</b>	21 March 2014
<b>Agent:</b>	Mr B Edmondson		

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REASON FOR REPORTING	Tick Box
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	
<b>Other (please state):</b>	<b>COUNCIL OWNED SITE</b>

## 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 Retrospective Permission subject to the Conditions set out in Section 10.

## 2. SITE

The application relates to a garage plot on a Council-owned garage court which is located on the south-east side of Bankside Lane. To the other side of, and elevated above it, are residential properties. To the rear of the row of garages the land falls away quite steeply towards residential properties at Spring Mount.

The series of garages extending to the south-west of Plot 3 vary in design and facing material. To the north-east side of Plot 3 is a vacant and overgrown area for which Committee (at its meeting in June 2013) granted permission to erect a pair of semi-detached houses; implementation of Planning Permission 2013/00655 has not yet commenced.

The garage court lies within the Urban Boundary of Bacup.

### **3. RELEVANT PLANNING HISTORY**

None

### **4. PROPOSAL**

Permission is sought for a detached garage, constructed with concrete bloc panels and a flat roof, with painted blockwork walls and roof of gravelled-asphalt, to measure 3.3m x 5.1m x 2m to eaves and 2.7m to ridge. Its timber door will face towards Bankside Lane, setback from it by 11m.

When the site was visited the floor slab of the proposed garage and blockwork walls were complete.

### **5. POLICY CONTEXT**

#### **National**

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

#### **Development Plan Policies**

Rossendale Core Strategy DPD (2011)

AVP2 Area Vision for Bacup, Stacksteads, Britannia & Weir

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Designed Spaces

Policy 24 Planning Application Requirements

### **6. CONSULTATION RESPONSES**

#### **LCC (Highways)**

No objection

Given the existing usage and the location within an existing garage colony the development will not have a detrimental impact on the highway.

### **7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order a site notice was posted on 3/2/14 and letters were sent to neighbours on 28/1/14.

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

A garage of the siting/size/design proposed would not be unduly prominent from any public vantage point. However, being on the end of the row of garages I consider it appropriate to require that it have a surface-finish rather better than that proposed - painted-blockwork - particularly so having regard to the permission for erection of a pair of houses on the adjacent site. The immediately adjacent garage has smooth-rendered walls which have been painted, which would be appropriate for the proposed garage.

### Neighbour Amenity

The proposed scheme would not result in a significant loss of light, outlook or privacy for any existing or future neighbour, subject to a condition to ensure it has an appropriate surface-finish.

### Access / Parking

The dropped-kerb fronting this garage plot is in need of repair and grass has grown into the hardstanding between the garage and this length of dropped-kerb. By way of a Condition it is considered appropriate to require that before the garage is brought into use the dropped-kerb is repaired and the area between the garage and dropped-kerb is provided once again with a hard permeable surface.

## **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 Retrospective Permission be granted subject to the Conditions set out below.

### **Conditions**

1. Notwithstanding what is shown on the submitted drawing, the external walls of the garage hereby permitted shall be provided with a smooth-rendered surface finish and painted a colour to match the garage on Plot 2 prior to first use. The garage shall otherwise be completed in accordance with the Drawing Number 2013/62-01 rev A, 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 and in the interests of visual amenity, in accordance with Policies 1 & 24 of the Council's adopted Core Strategy.

2. Prior to first use of the garage hereby permitted the dropped-kerb to Bankside Lane that fronts it shall be repaired and the area between the garage and this length of dropped-kerb shall be provided with a hard permeable surface.

Reason : In the interests of highway safety, in accordance with Policies 1 & 24 of the Council's adopted Core Strategy.