

<b>Application Number:</b>	2014/0475	<b>Application Type:</b>	Full
<b>Proposal:</b>	Erection of 1 no. garage	<b>Location:</b>	Garage Plot, Rear of 21 Whittle Street, Rawtenstall, BB4 8SB
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	16 <sup>th</sup> December, 2014
<b>Applicant:</b>	Mr Z Mahmood, 9 Whittle Street, Rawtenstall, BB4 8SB	<b>Determination Expiry Date:</b>	18 <sup>th</sup> December 2014
<b>Agent:</b>	N/A		

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<b>REASON FOR REPORTING</b>	
<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>On Council-owned land</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

That the Committee approve planning permission for the reasons set out in Section 9.

## 2. SITE

The application site is a single plot within a garage colony to the rear of Whittle Street in Rawtenstall. The site measures approximately 6.0m x 3.0m. The plot is currently vacant and is adjacent to other single garages arranged in a linear layout.

The site is located within the Urban Boundary.

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

2013/0011 – Erection of single storey garage on plot 10 (approved)

2012/0524 – Erection of single storey garage on plot 10 (withdrawn)

### 4. **PROPOSAL**

Permission is sought for the construction of a single garage on the vacant plot.

The garage would have a footprint of approximately 5.5m x 3.1m and a height of approximately 2.8m to the apex of its pitched roof. It would be constructed of concrete panels with a grey corrugated roof. A white steel garage door would provide access on the front elevation.

The garage would provide parking for a single car.

### 5. **POLICY CONTEXT**

#### **National**

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

#### **Development Plan Policies**

Rossendale Core Strategy DPD (2011)

AVP 4 Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

### 6. **CONSULTATION RESPONSES**

#### **RBC Property Services**

No response has been received.

#### **LCC Highways**

No objection to the scheme.

### 7. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order 7 notification letters were sent to neighbouring properties on 28/10/2014. A site notice was also posted on 29/10/2014.

No objections have been received.

### 8. **ASSESSMENT**

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access

Principle

The proposed development is within the designated Urban Boundary, and as such there is no objection to the development in principle.

### Visual Amenity

The site is located between two existing garages and appears somewhat under-utilised. The land is largely covered by foliage.

It is considered that the proposed design would concord visually with the surrounding garages, and would not appear incongruous. The proposed materials are appropriate for the proposed type of structure, and would not be dissimilar to those used on other garages located within the garage colony.

Overall it is considered that the development would be of a standard of design that would not be unduly detrimental to the visual amenity of the area.

### Neighbour Amenity

The nearest residential properties are located approximately 9.0m away, and given the orientation and siting of the surrounding properties with regard to the proposed garage it is not considered that there would be any unduly detrimental impact on their light or outlook caused by the proposal.

Overall it is considered that the development would not be unduly detrimental to neighbour amenity.

### Access / Highway Safety

The garage colony is accessed off Curtis Street or Greenfield Street, and has an informal access road running through it with a width of approximately 7.0m. Several other garages are accessed this way, and it is not considered that the proposed development would create any significant access issues.

LCC Highways have no objection to the proposed scheme.

It is considered that the proposed development is acceptable in terms of access / highway safety.

## **9. SUMMARY REASON FOR APPROVAL**

The proposed development is appropriate in principle within the Urban Boundary and would not unduly detract from visual and neighbour amenity or access / highway safety. It is considered that the development is in accordance with Section 7 of the National Planning Policy Framework and Policies 1, 23, 24 and AVP4 of the adopted Core Strategy DPD.

## **10. RECOMMENDATION**

That the application be approved.

## **11. 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 and statement dated 23/10/2014 by the Local Planning Authority.

Reason: To ensure the development complies with the approved plans and submitted details, in accordance with Policies 1 and 24 of the adopted Core Strategy DPD.