

Application Number:	2015/0259	Application Type:	Householder
Proposal:	Two Storey Rear Extension (Retrospective)	Location:	32 Roundhill View, Rising Bridge, Accrington
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	01 September 2015
Applicant:	Mrs Emma Ljevar	Determination Expiry Date:	26 August 2015
Agent:			

Contact Officer:	Richard Elliott	Telephone:	01706-238639
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	YES Cllr Kenyon Loss of light Access to the site for construction materials and storage of those materials Noise as a result of the construction works The road is very narrow and will affect access for emergency vehicles if builders are parked on the road
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

That Permission be granted subject to the conditions set out in Section 10.

2. SITE

The application site forms part of a terraced row of four dwellings at the north eastern end of Roundhill View, a residential area within the Urban Boundary of the settlement of Rising Bridge. The property is constructed in red brick to the front and pebble dashed render to the rear, under a slate roof. Until recently there was a conservatory to the rear elevation projecting outwards 3m. The end property in the row has a two storey rear extension.

The boundary to No.34 comprises a 1.8m high fence and side wall of an outbuilding. The boundary to No.30 is a fence to a height of approximately 1.5m. There are no residential properties to the rear.

3. RELEVANT PLANNING HISTORY

None

4. PROPOSAL

Planning permission is sought for a two storey rear extension to form a lounge at ground floor and a third bedroom at first floor. As shown on the submitted drawings, it would be set in from the party boundaries by 1.3m to No. 34, and 2.4m to No.30. A new window to an existing first floor bedroom would be provided to the side of the extension.

The extension would project 3.1m outwards, have a width of 3.5m and have a pitched roof with an eaves height to match the existing and a ridge height 0.7m below the existing ridge. There would be ground floor windows to the side elevations, patio doors to the ground floor and a first floor window to the rear elevation. Materials would be to match the existing.

The applicant has begun work on the ground floor of the extension only. It is understood that they have reduced the depth of the extension by 0.1m so that what is currently being constructed would constitute permitted development. If Members approve the application work would then continue to the first floor.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1 Building a strong, competitive economy

Section 4 Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring Good Design

Section 11 Conserving & Enhancing the Natural Environment

Development Plan

RBC Core Strategy DPD (2011)

AVP 6 Haslingden and Rising Bridge

Policy 1 General Development Locations & Principles

Policy 8 Transport

Policy 23 Promoting High Quality Designed Spaces

Policy 24 Planning Application Requirements

Other Material Considerations

RBC Alterations and Extensions to Residential Properties SPD (2008)

6. CONSULTATION RESPONSES

LCC Highways

No objection

The following condition has been recommendation:

- No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order three neighbours were notified by letter on neighbours on 01 July 2015.

Five letters of objection have been received as summarised below:

No 28 Roundhill View

Noise from construction

Construction vehicles and traffic blocking access

No 30 Roundhill View

Loss of light to living room and back bedroom

Overlooking to back garden

Noise during construction and when built which will result in disturbance

No 34 Roundhill View

Impact on highway safety due to lack of parking for builders vehicle and materials

Activity during construction would cause noise impacts – the ginnel between the two properties amplifies sound

Loss of light

No. 36 Roundhill View

Reducing light to patio

The extension would be very close to main sewer pipe

Green Vale Homes

Reduction of light to No.30

None of properties currently have rear extensions and this could set a precedent

A main sewer runs underneath the proposed extension. Building work could cause major issues to the sewerage system

8. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access/Parking

Principle

The site is located within the Urban Boundary. There is no objection in principle to the proposal.

Visual Amenity

Contrary to the objection from Green Vale homes, there is already a two storey rear extension at the end of the row, which projects the same distance from the rear elevation. Accordingly the proposed extension would not set a precedent for two storey extensions.

The proposed extension would be modest in relation to the existing dwelling and is not disproportionate to it. The extension would not project excessively from the rear elevation and would have a reduced ridge height. In addition, adequate amenity space would remain to the rear and it would be set in from the party boundaries with the neighbours. The proposed materials would be appropriate as they would match the rear elevation and roof of the house. I consider that the extension would be subservient to the dwelling and would not cause harm to the property or the row. Accordingly the scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

The extension would not encroach beyond the 45 degree line when taken from the nearest habitable room windows of neighbours, as expressed within the Council's Alterations and Extensions to Residential Properties SPD. The ground floor windows would not overlook neighbours to any objectionable degree due to the existing boundary treatments. The rear windows at first floor level would offer some views into neighbouring gardens but in my opinion not to a degree that would cause undue harm. Existing windows already offer views into neighbouring gardens. The proposed extension is not atypical of such houses within such rows. The scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

The scheme would increase the number of bedrooms from two to three and therefore in accordance with LCC parking standards it would not generate the requirement for any additional car parking spaces.

Objections have been raised with regards to construction traffic and storage of materials, and the impact these would have on emergency vehicles should they be required. The extension proposed is a typical two storey extension that is commonly associated with residential properties, and when I visited the site materials were being stored on site. Nevertheless, I note that the road is narrow and parking and turning is limited. It is therefore not unreasonable to attach a condition in respect of a construction method statement as requested by the Highway Authority in the interests of highway safety.

Other Matters

Concerns have been raised regarding the impact of the development on a public sewer. This is a matter that is being dealt with under Building Regulations legislation and is not a material planning consideration in this instance.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and would not detract to an unacceptable extent from visual and neighbour amenity or highway safety subject to

the use of planning conditions. The development accords with the National Planning Policy Framework (2012) and Policies AVP 6 / 1 / 8 / 23 and 24 of the Council's adopted Core Strategy DPD (2011) and the Alterations and Extensions to Residential Properties SPD (2008).

10. **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 following unless otherwise required by the conditions below:
 - Submitted application forms signed and dated 22 June 2015
 - The submitted red edged location plan
 - Drawing no. R.V / 1 'Existing and Proposed Plans, Elevations, Section and Notes';

Reason : For the avoidance of doubt.

3. All materials to be used in the development hereby permitted shall be as stated on the application forms and approved drawings.

Reason : In the interests of visual amenity, in accordance with Policies 1 / 24 of the Council's adopted Core Strategy.

4. No further development shall take place, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- 1) The parking of vehicles of site operatives and visitor
- 2) The loading and unloading of plant and materials
- 3) The storage of plant and materials used in constructing the development
- 4) The erection and maintenance of security hoarding
- 5) Wheel washing facilities
- 6) Measures to control the emission of dust and dirt during construction
- 7) A scheme for recycling/disposing of waste resulting from demolition and construction works
- 8) Details of working hours

Reason: In the interests of highway safety in accordance with Policies 1, 23 and 24 of the Council's adopted Core Strategy.