

Application Number:	2015/0353	Application Type:	Other
Proposal:	Demolition of existing garage and erection of new garage	Location:	Garage Plot 5, Clowes Road, Rawtenstall, BB4 6EN
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	3 rd November, 2015
Applicant:	Mr Geoffrey Martin	Determination Expiry Date:	6.11.2015
Agent:	N/A		

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REASON FOR REPORTING	
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 land.

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 comprises of a detached garage to the side of Lower Clowes Road, Rawtenstall. The current structure is set back from the road by approximately 2m and the area in front of the existing garage slopes approximately 0.5m up from the road surface. The garage has a dual pitched wood/felt roof with a set of timber double doors facing the road. The garage forms part of a line of 6 detached garages along the northern side of Lower Clowes Road. The plot is located in a semi rural location and is surrounded by

wooded land apart from residential properties some distance to the north-west and south-east. The garage is closely bound by several non TPO trees within neighbouring curtilages to the side (north-west) and rear (north-west).

3. RELEVANT PLANNING HISTORY

None.

4. PROPOSAL

The applicant proposes to demolish the existing garage and erect a new garage in its place. The garage would be 5.51m long and 3.12m wide and would have an 'up and over' steel door. It would have a galvanised steel mono-pitch roof with a maximum ridge height of 2.25m. Its walls would be constructed from concrete panels. This structure would largely match the new adjacent garage to the east.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 7 Requiring good design.

Section 11 Conserving and Enhancing the Natural Environment.

Planning Practice Guidance

ID6 Design.

ID 8 Natural environment.

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 4 Strategy for Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Policy 1 General Development Locations and Principles

Policy 17 Rossendale's Green Infrastructure

Policy 18 Biodiversity, Geodiversity and Landscape Conservation

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

Highways: No comment.

Council Estates: No objection.

7. NOTIFICATION RESPONSES

A site notice was displayed. No neighbour responses have been received.

8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Design/Visual Amenity; 3) Neighbour Amenity; 4) Access/Parking; 5) Levels/Trees.

Principle

This proposed replacement garage within the Urban Boundary is considered to be acceptable in principle.

Visual Amenity

The replacement garage would be visible within the street scene, being located adjacent to Lower Clowes Road. It is noted that the proposed garage would largely match the adjacent garage to the south-west in terms of design, scale and external materials. The garage would be acceptably designed and would not represent an overdevelopment of the plot. Its external materials would be acceptable. It is considered that the proposed development would have an acceptable visual impact with reference to Core Strategy Policies 1, 23 and 24.

Neighbour Amenity

The new garage would be located at the same point as the current garage. The closest residential properties would be 24m to the north-west and 44.9m to the south west. It is considered that the proposed development would have an acceptable neighbour amenity impact with reference to Core Strategy Policies 1, 23 and 24.

Access/Parking

The new garage would provide a single off-street parking space to match that of the current garage. It is noted that the Highways consultee has not objected to the proposed development. The garage would have an acceptable access and parking impacts with reference to Core Strategy Policies 1, 23 and 24.

Levels/Trees

The current garage is situated on land approximately 0.5m higher than the road with an earth/gravel ramp leading up to its front doors. The proposal would be constructed on the same level as the existing garage. Therefore, on this basis it is not considered that the proposal would impact upon the neighbouring trees.

As such it is considered that the proposed development would have an acceptable tree impact with reference to Core Strategy Policies 17 and 18.

9. SUMMARY REASON FOR APPROVAL

The application proposes the erection of a replacement garage within the Urban Boundary which is acceptable in principle. The proposed development is also considered to be acceptable in terms of its visual amenity, neighbour amenity, access/parking impacts and ground level/tree impacts. The development is therefore considered to accord with the National Planning Policy Framework, and Policies 1, 17, 18, 23 and 24 of the Council's adopted Core Strategy DPD (2011).

10. **RECOMMENDATION**

That the application be approved subject to conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following unless otherwise required by the conditions below:

'Plan, Elevations', drawing number K18X10-2, received 17 August 2015.

Reason: To ensure the development complies with the approved plans and avoids undue harm to visual or neighbour amenity, in accordance with Policy 24 of the Adopted Core Strategy (2011).

3. No changes shall be undertaken to ground levels during the construction of the garage hereby approved. If level changes are necessary, details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: In the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990 and to comply with Policies 17 and 18 of the Adopted Core Strategy (2011).

INFORMATIVE NOTES

1. Standard approval informative.
2. The applicant is advised that should the level of the garage be lower than that of the existing garage a tree survey and arboricultural method statement shall accompany the application to discharge condition 3.