

Application Number:	2016/0477	Application Type:	Full
Proposal:	Erection of garage	Location:	Plot 5 Garage Court Higher Change Todmorden Road Bacup
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	17 th January 2017
Applicant:	Mr S Handley	Determination Expiry Date:	20 th January 2017
Agent:			

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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 Planning Permission be granted, subject to the Conditions set out in Section 10.

2. SITE

The Applicant resides at 3 Higher Change Villas, a house that forms part of a ribbon of residential properties in the Countryside to the NW side of Todmorden Road. He makes use of a garage on Plot 4 of the Council-owned Garage Court to the other side of the main road, which also lies within the Countryside.

The Garage Court presently contains half a dozen garages, of varying design/facing materials, the oldest tending to be of timber. The Applicant's existing garage measures 3.1m x 5.5m x 2.4m to ridge-height, with a roof of grey-coloured profiled fibre-cement sheeting, walls of pebble-dashed concrete panels and a white-coloured up-&-over door. Like the other garages, it faces to the N, taking access from an un-adopted track that continues on to New Barn Farm and is a Public Footpath.

The application relates to the plot to E side of Plot 4, which is presently vacant, whilst immediately beyond this the garage on Plot 6 is of similar size/design as the Applicant's existing garage.

3. RELEVANT PLANNING HISTORY

2002/287 Erection of single detached concrete garage - Plot 4
Approved 22/7/02

4. PROPOSAL

The Applicant seeks permission to erect a garage on Plot 5, which is to be attached to the side of their existing garage.

The proposed garage is to measure 3.2m x 6.7m x 2.4m to ridge-height, with a roof of grey-coloured profiled metal sheeting, walls of pebble-dashed concrete panels and a white-coloured up-&-over door. The front elevation of the proposed garage will align with that of the applicant's existing garage, its door having a setback of 5m from the un-adopted track that continues on to New Barn Farm.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 7 Requiring good design.

Section 11 Conserving and Enhancing the Natural Environment.

Development Plan

Rossendale Core Strategy (2011)

AVP2 Area Vision for Bacup, Stacksteads, Britannia & Weir

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

RBC Property Services

I confirm that the land to which this planning application relates is within the ownership of Rossendale Borough Council. The Council, in its capacity as landowner, has no objection to what is proposed.

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 20/12/16.

No comments have been received.

8. **ASSESSMENT**

The main considerations of the application are:

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

Principle

Notwithstanding that the site is in the Countryside, the construction of a new garage on a plot within this long-established Garage Court is considered to be acceptable in principle.

Visual Amenity

The new garage is slightly longer than the garage to which it will be attached. However, the way in which existing garages on the Garage Court are sited/staggered means this will not be evident from the Todmorden Road (40m away) or from the Public Footpath to its front. Furthermore, its design and facing materials are in-keeping with the neighbouring garages.

Neighbour Amenity

The proposed garage will not impede access to any other garage, or adversely affect light to/outlook from the windows of any other garage. The closest residential properties would be 50+m from the proposed garage, view of it largely screened by existing garages.

Access

The proposed garage will not interfere with use of the un-adopted track that continues on to New Barn Farm by walkers or vehicles.

9. **SUMMARY REASON FOR APPROVAL**

Notwithstanding that the site is in the Countryside, the construction of a new garage on a plot within a long-established Garage Court is considered to be acceptable in principle. The proposed development is also considered to be acceptable in terms of its impacts on visual & neighbour amenity and pedestrian & highway safety. The development is therefore considered to accord with the National Planning Policy Framework and Policies AVP2 / 1 / 17 / 18 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

10. **RECOMMENDATION**

Approve

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason : 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 submitted Site Location Plan and Drawing No 1479/02.
Reason : For the avoidance of doubt.