

Application Number:	2017/0116	Application Type:	Full
Proposal:	Conversion and extension of outbuildings to create 1 no. new three-bedroomed dwelling, with associated access and landscaping	Location:	Land to the west of Holmes Drive (Rear of 110 Burnley Road), Bacup
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	24/05/2017
Applicant:	Mr G Wilson	Determination Expiry Date:	25/05/2017
Agent:	Mr R Booth		

Contact Officer:	James Dalglish	Telephone:	01706 238643
Email:	planning@rossendalebc.gov.uk		

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):	

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

Grant planning permission subject to the conditions.

APPLICATION DETAILS

2. SITE

The application relates to a substantial outbuilding which forms part of a larger row of similar connected outbuildings extending across the rear of Nos. 106-110 Bacup Road. Constructed of stone and slate, the building appears to have been built as a coach-house.

Although there is a single storey element attached to the gable, the building is mainly two storeys in height. Its most recent use appears to have been for the garaging of cars and for domestic storage. The land to its rear is raised (at a level close to the building's eaves height) and is largely overgrown with some tree cover.

The 6m wide cobbled road that runs to the front of the outbuilding leads to Burnley Road (A671) by means of Holmes Drive, an un-adopted highway that runs between 104 and 106 Burnley Road.

The site lies within the defined urban boundary.

3. RELEVANT PLANNING HISTORY

2016/0222 - Conversion of existing outbuildings to create a new dwelling (Approved)

4. PROPOSAL

Planning permission is sought to convert the existing outbuilding into a 3-bedroomed dwelling, and for the construction of an extension at first floor level above the single storey element at the north end of the building. The proposed first floor extension would continue the existing building line, eaves and ridge height and essentially fill in the existing gap at first floor level.

A full length dormer containing five roof lights (a combination of single, double and triple light units) and a pair of patio doors are proposed in the rear-facing roof plane. The dormer would have a flat roof with UPVC sides. Two roof light windows would also be inserted into the front roof slope of the building.

The existing garage door in the front elevation would be reduced in size, with stone (to match existing) used to infill approximately half of the opening. A new window opening would be inserted in the new stonework. It is proposed to construct a new timber canopy over the front door of the building (which is to be a glazed door). Initially plans were submitted for the construction of a timber porch on the doorway at the north end of the front elevation, however this has been omitted following discussions between the case officer and the applicant's agent.

The existing windows in the building would be replaced with UPVC units. All upper floor windows on the front elevation of the dwelling would be obscure glazed, and the lower panes of the ground floor windows (up to a minimum height of 1.7m from floor level) would also be obscure glazed.

To the rear of the building it is proposed to create a raised garden terrace (at first floor level – owing to the raised level of the land), which would be surfaced with artificial grass. Two car parking spaces are proposed (one in the existing garage, and one to the front of the building), and it is proposed to create a new turning head to the east side of the cobbled lane to the front of the building, adjacent to the garden of No. 10 Burnley Road.

5. POLICY CONTEXT

National

National Planning Policy Framework

- 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

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- Policy AVP2 Strategy for Bacup, Stacksteads, Britannia and Weir
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 9 Accessibility
- Policy 23 Promoting High Quality Designed Spaces
- Policy 24 Planning Application Requirements

Other Material Considerations

RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Comment
LCC (Highways)	No objection subject to conditions
United Utilities	No objection subject to conditions

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbours were sent letters on 10/04/2017 and a site notice was posted on 12/04/2017.

Three letters of objection have been received raising the following points:

- Poor access for vehicles and inadequate parking.
- Impacts on privacy and amenity of neighbours.
- Potential to increase surface water run-off.
- Negative impact on the character of the neighbourhood.
- Inadequate separation distances to other properties.

8. REPORT

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; & 4) Access, Parking and Highway Safety

Principle

The proposed scheme involves the reuse of an existing building located within the urban boundary, where Policy 1 of the Core Strategy seeks to locate the majority of new development.

In addition, the principle of converting the building to a single dwelling has already been established under planning approval 2016/0222.

As such, the scheme is acceptable in principle.

Visual Amenity

The proposed scheme includes an extension on the northern end of the building at first floor level. The extension would continue the existing building line, ridge and eaves height and would not appear incongruous in the wider street scene. The proposed facing materials would match the existing building and are appropriate.

The scheme includes a full length dormer to the rear of the building. However, this would not be prominent from any public vantage points and in any case is of appropriate proportions and would not detract from the appearance of the building.

The scheme is acceptable in terms of visual amenity.

Neighbour Amenity

Objections have been received from members of the public raising concerns that the proposed dwelling would cause significant overlooking of neighbouring properties and their gardens. However, there is an extant planning approval (2016/0222) for the conversion of the building into a single dwelling and the current scheme would not significantly increase the degree of overlooking of neighbouring properties compared to the previous approval.

Further to discussions between the case officer and the applicant's agent, amended plans have been received showing that the entirety of the glazing on the front elevation at first floor level would be obscure glazed, and the glazing at ground floor level up to a height of at least 1.7m from floor level would also be obscure glazed, in order to mitigate any overlooking of neighbouring properties and their gardens.

It is considered appropriate to include a condition requiring that the windows in question remain obscure glazed in perpetuity.

In response to other representations received, it is not considered that the proposed scheme would result in any significant increase in surface water run-off compared to the extant planning approval, as the scheme does not entail a significantly greater amount of hard surfacing than the previous scheme. In any case United Utilities have requested the inclusion of conditions relating to surface water drainage, requiring the submission and approval of an appropriate scheme of drainage prior to development commencing.

Given the proximity of the site to other residential properties it is considered appropriate to include a condition restricting the hours of construction, in order to prevent undue noise nuisance.

Subject to the above conditions, the scheme is considered acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

It is considered that the proposed parking provision (2 spaces, including the integral garage) is appropriate for a 3-bedroomed dwelling.

The Highway Authority has no objection to the proposed scheme subject to conditions requiring the proposed parking spaces to be provided prior to first occupation of the dwelling and retained thereafter, and requiring the submission and approval of a scheme of highway improvements at the junction of Holmes Drive and Burnley Road prior to development commencing.

Subject to the above, the scheme is considered acceptable in terms of access, parking and highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and, subject to the conditions, will not unduly detract from visual and neighbour amenity, or highway safety. It is considered that the development is in accordance with the National Planning Policy Framework (2012) and Policies AVP2, 1, 8, 9, 23 and 24 of the Council's adopted Core Strategy DPD (2011).

10. CONDITIONS

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

- Application form date stamped 30th March 2017 by the Local Planning Authority.
- Site location plan date stamped 30th March 2017 by the Local Planning Authority.
- Proposed site plan (drawing number 1704/GW/03 Revision A) date stamped 12th May 2017 by the Local Planning Authority.
- Proposals (drawing number 1704/GW/01 revision B) date stamped 5th May 2017 by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Notwithstanding what is shown on the approved drawings, prior to first occupation of the dwelling hereby permitted all windows at first floor level on the front (east) elevation shall be obscure glazed in their entirety and shall be non-opening below a height of 1.7m from first floor level. All windows at ground floor level on the front (east) elevation shall be obscure glazed and non-opening below a height of 1.7m from ground floor level. Obscure glazing and non-opening windows in accordance with the above shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy.

Reason : To protect the privacy of neighbours.

4. Prior to first occupation of the dwelling hereby permitted the parking/turning facilities shown on drawing number 1704/GW/03, together with the garage space shown on drawing number 1704/GW/01 revision B, shall be provided and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order subsequently amending or revoking and re-enacting that Order), the garage/parking/turning facilities shall be retained for the parking/manoeuvring of vehicles.

Reason : In the interests of highway safety.

5. Prior to first occupation of the dwelling hereby permitted the highway of at the junction of Holmes Drive with Burnley Road shall be improved in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the measures to be taken to improve the surface and avoid water collecting at the juncture of tarmac with the cobbled road and for the replacement of the existing footway crossover with a radius-kerbed access point.

Reason: In the interests of highway safety.

6. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of neighbours.

7. Prior to the commencement of development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

11. INFORMATIVES

The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

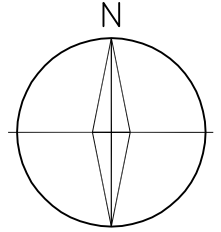
http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

110, Burnley Rd, Bacup. OL13 8DB

Location Plan 1:1250



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<p>CLIENT Mr Glyn Wilson</p>		<p>Location Plan</p>			
<p>PROJECT Conversion & extension of extg outbuildings to create 1 new 3 bed dwelling with assoc access/landscaping</p>		<p>SCALE 1:1250</p>	<p>DATE 27-03-2017</p>	<p>DRAWN rb</p>	<p>CHECKED -</p>
		<p>DRAWING NO. 1704-SLP</p>			<p>REVISION</p>

NOTES

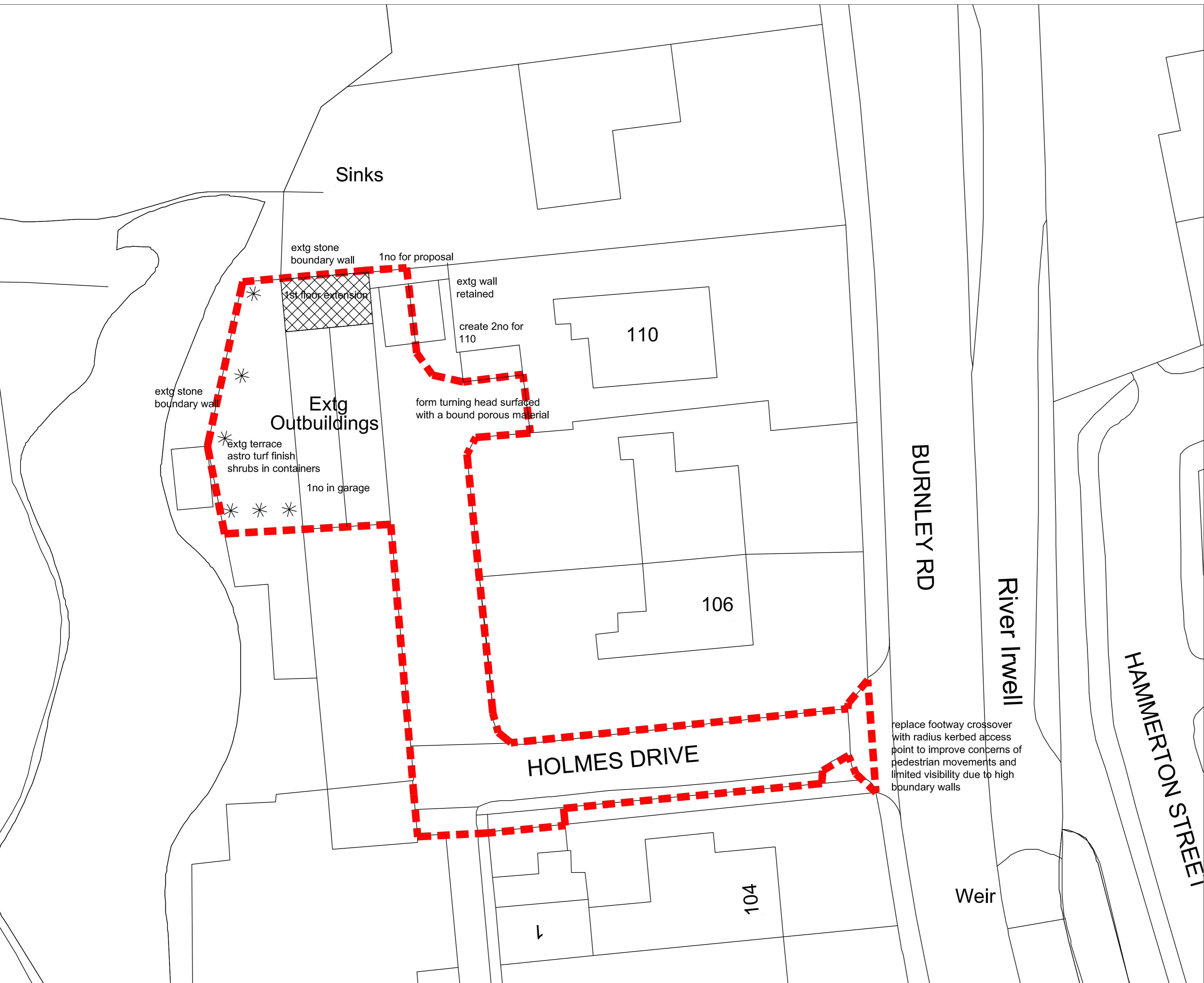
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



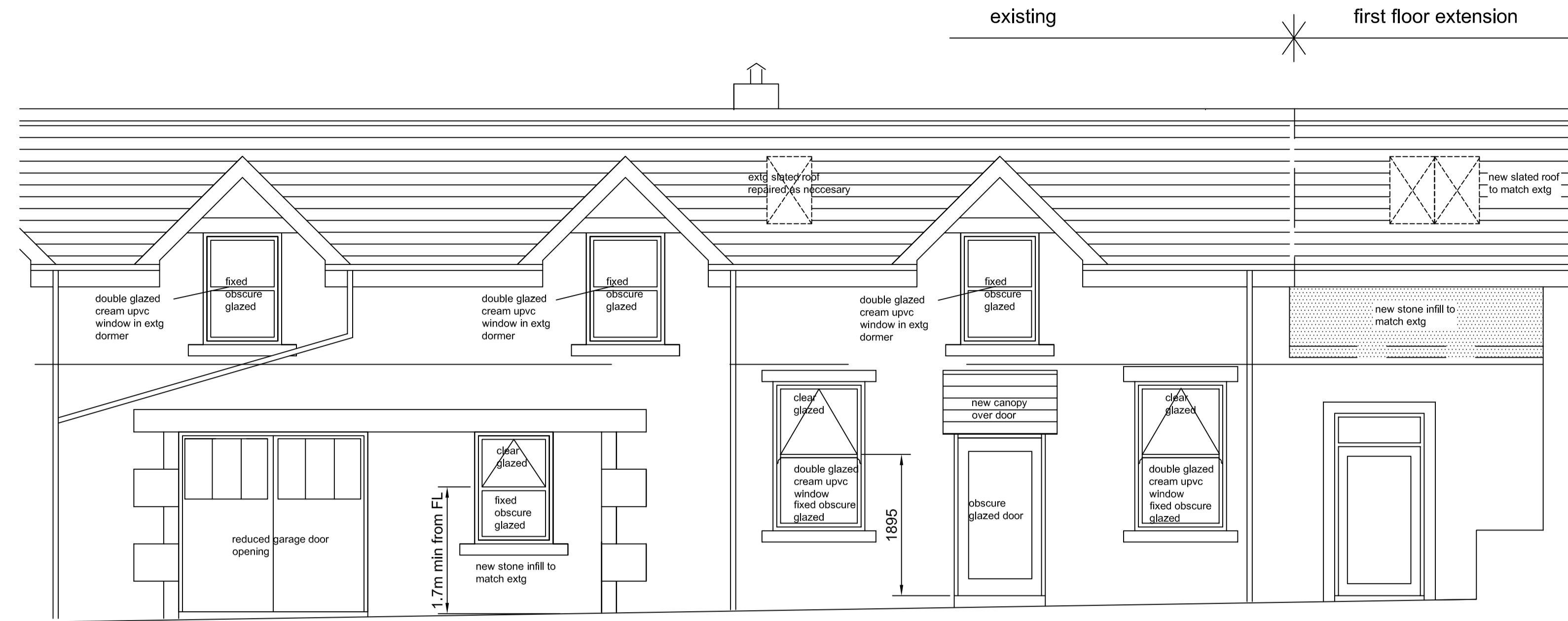
A	Title changed to Proposed Site Plan	12-05-2017
REV	DESCRIPTION	CHECK DATE

CLIENT
 Mr Glyn Wilson
 29 Station Close, Radcliffe, Manchester M26 4GW

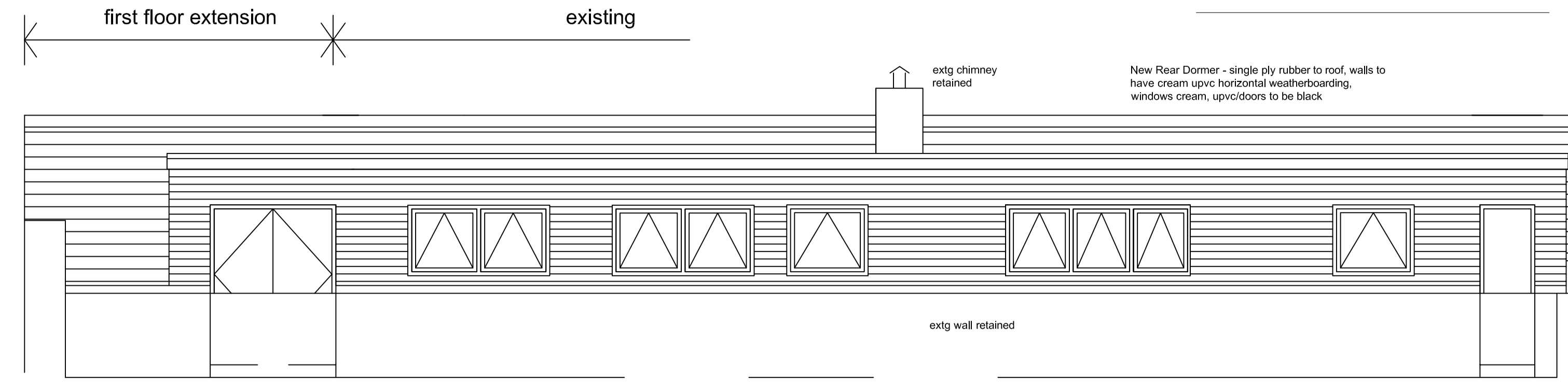
PROJECT
 Conversion & extension of extg outbuildings to create 1 new 3 bed dwelling with assoc access/landscaping

DRAWING
 Proposed Site Plan

SCALE 1:200 @ A2	DATE Mar 2017	DRAWN rb	CHECKED
DRAWING NO. 1704/GW/03	CAD REFERENCE NO.	REVISION A	

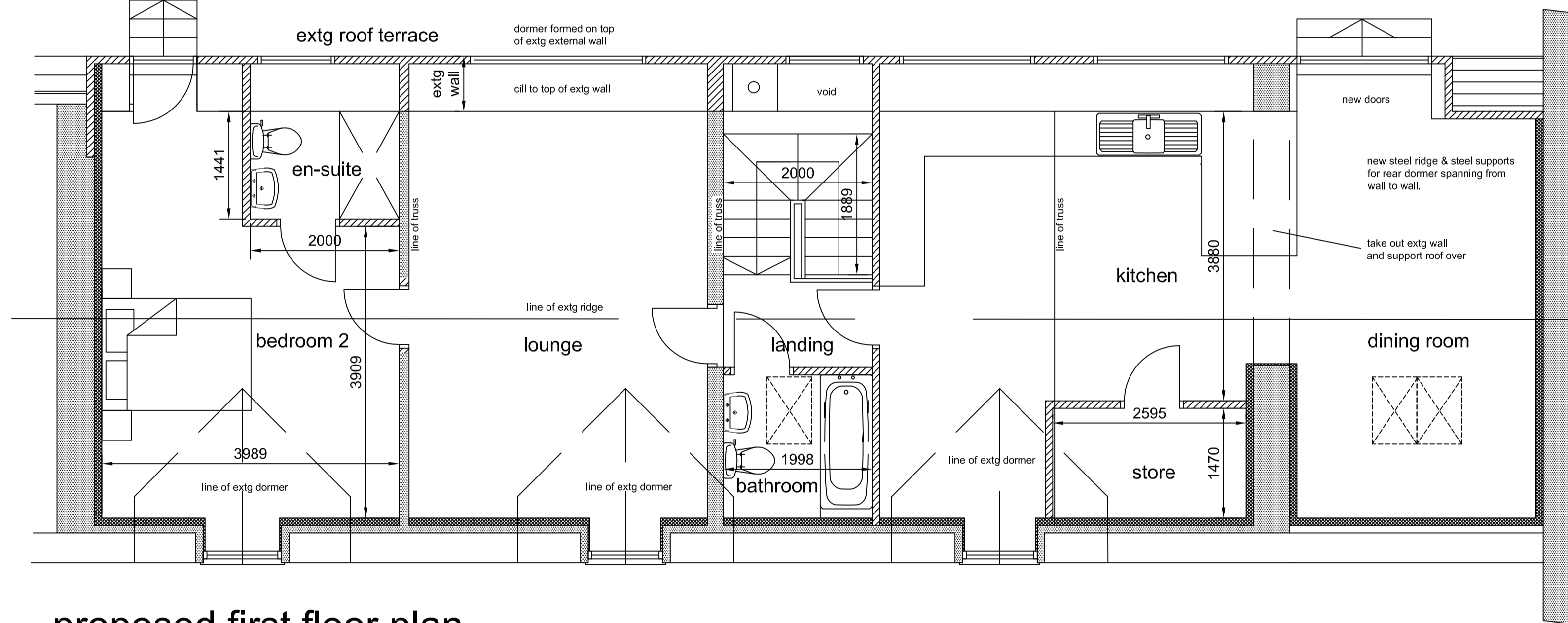


proposed front elevation

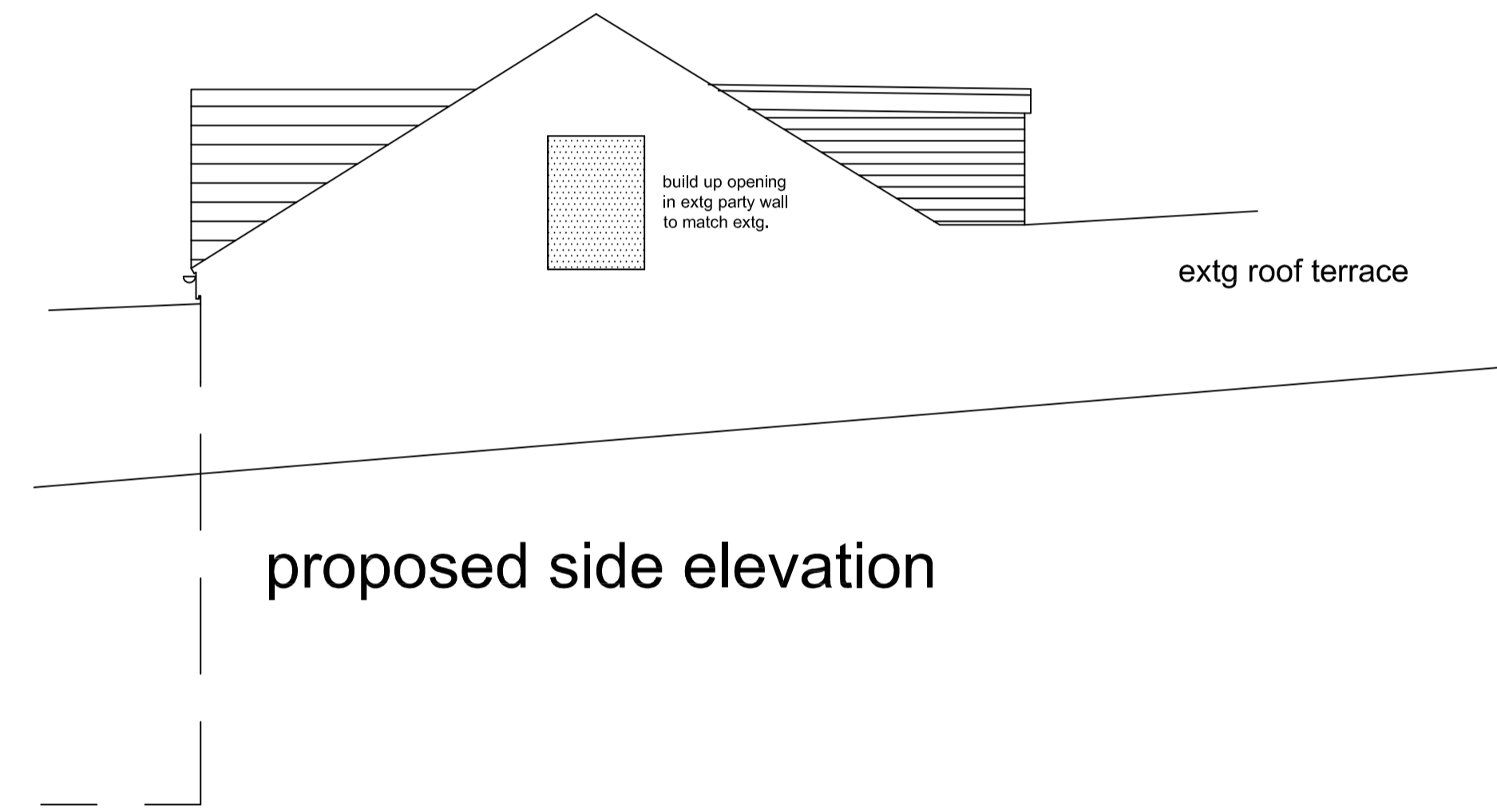


proposed rear elevation

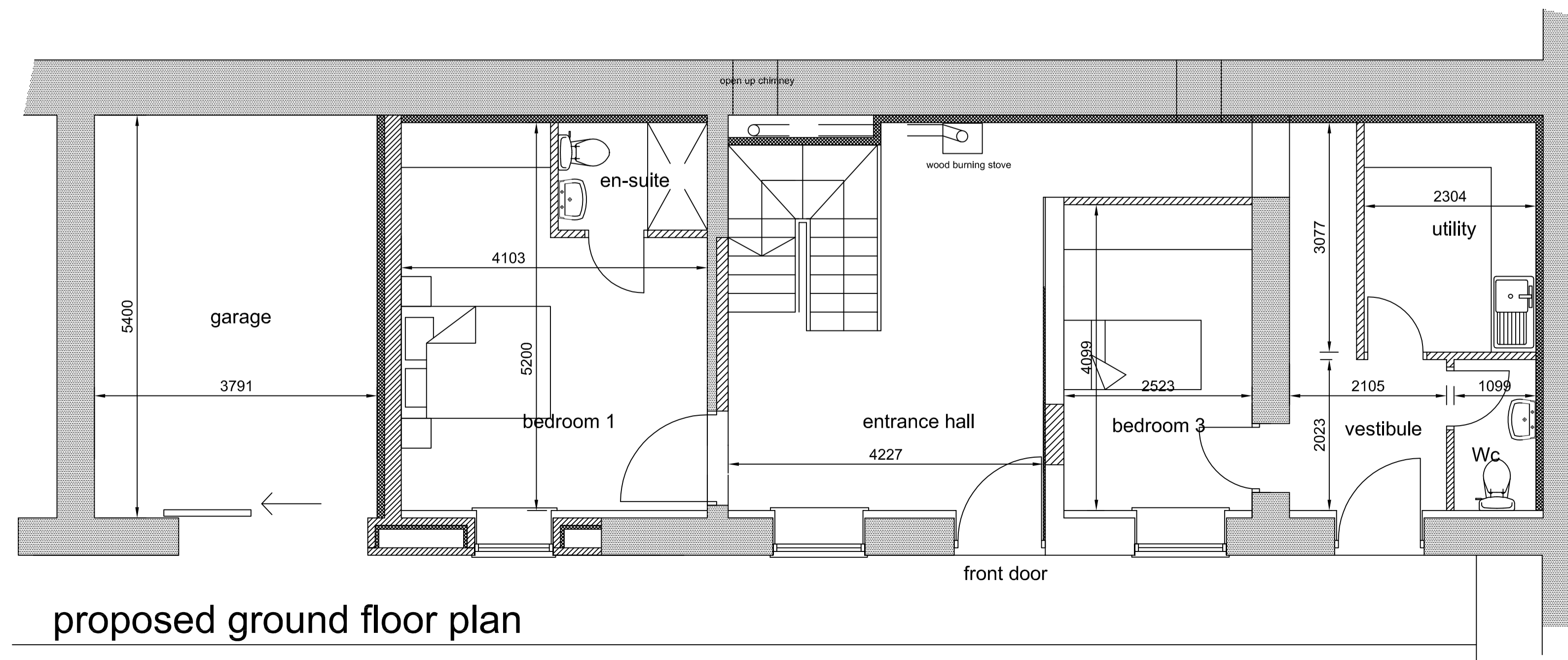
Proposed Finishes
 Walls - reclaimed coursed stone, lintols & cills to match existing
 Roofs - blue grey natural slates with moulded fascias and rainwater goods to match extg.
 Windows/Doors - cream PVCu double glazed windows & black PVCu double glazed doors
 Rear Dormer - single ply rubber to roof, walls to have cream upvc horizontal weatherboarding,



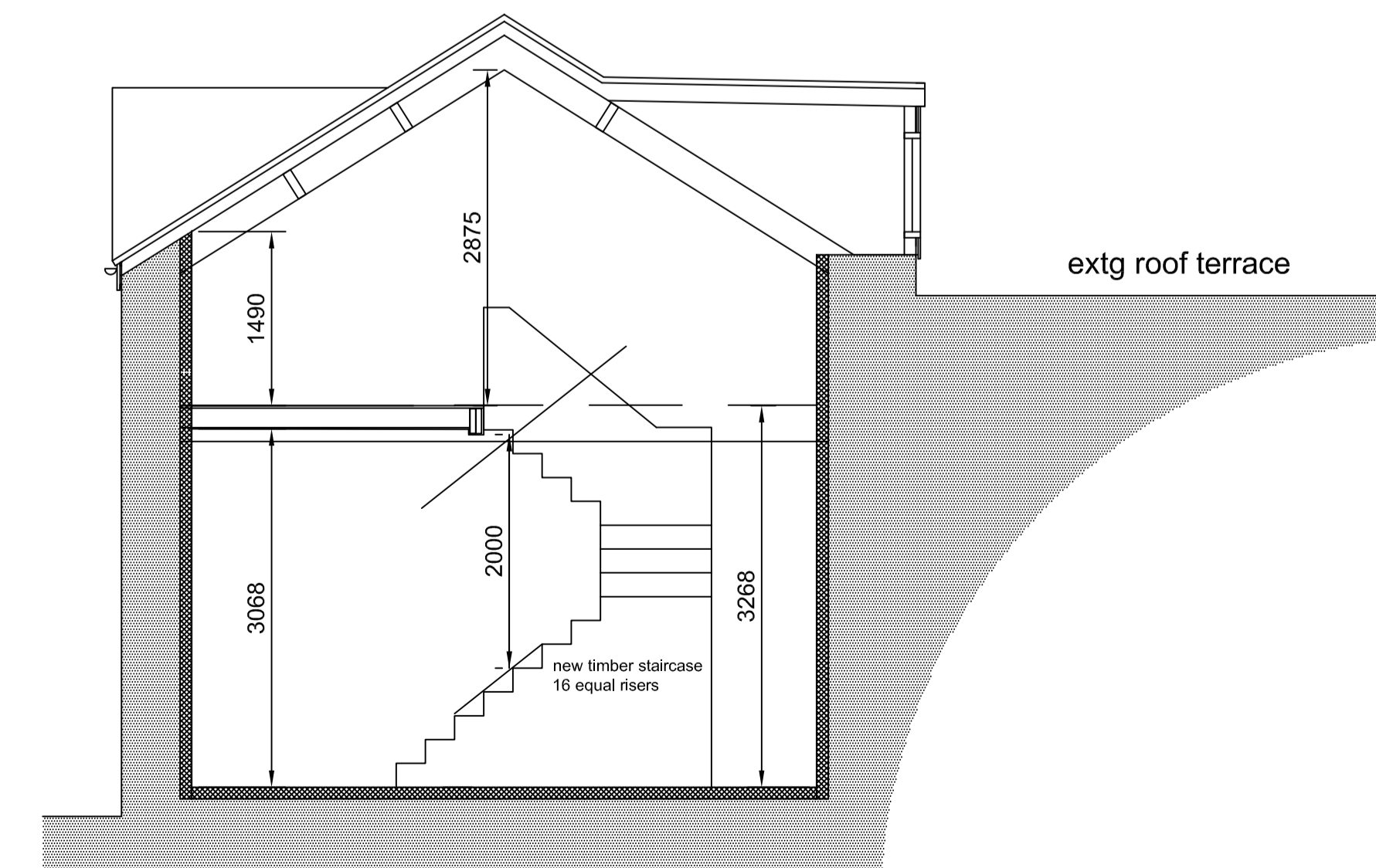
proposed first floor plan



proposed side elevation



proposed ground floor plan



proposed section

B	Porch omitted, obscure glazing shown, bed window amended	05-05-2017
A	Rear Dormer extended and layout at FF amended	10-03-2017
REV	DESCRIPTION	CHECK DATE

CLIENT
 Mr Glyn Wilson
 29 Station Close, Radcliffe, Manchester M26 4GW

PROJECT
 Remodelling & extension of extg outbuildings to create a new dwelling at 110 Burnley Rd, Bacup OL13 8DB

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Mar 2017	rb	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
1704/GW/01		B	