

Application Number:	2017/0112	Application Type:	Full
Proposal:	Conversion of dwelling to create two separate dwellings (1 no. three-bedroom, and 1 no. five-bedroom) with associated access and landscaping works (part retrospective)	Location:	3-6 Lodge Terrace, Lower Clowes Road, Rawtenstall, BB4 6EL
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	24/05/2017
Applicant:	Mr S Forsythe	Determination Expiry Date:	31/05/2017
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):	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

Grant planning permission subject to the conditions.

APPLICATION DETAILS

2. SITE

The application site is an unoccupied end terraced six-bedroomed dwelling and its curtilage (comprising a substantial garden area to the rear and a driveway / access to the side). The dwelling is of stone and slate construction, and has green UPVC windows and doors throughout. Neighbouring properties are of similar design and construction.

The garden area to the rear of the dwelling slopes upwards to the north and is bound by stone walling and timber fencing. Excavations have taken place in the rear garden area and a number of trees have been felled. There are existing mature trees to the north and east of the site boundary. Further to the east, there is a group of timber garages.

Access to the site is along Lower Clowes Road, which runs directly in front of the dwelling.

The site lies within the defined urban boundary.

3. RELEVANT PLANNING HISTORY

2017/0024 - Erection of 1 no. bungalow including associated access and landscaping works (Withdrawn)

4. PROPOSAL

The applicant seeks planning permission for the conversion of the existing dwelling, to form two separate dwellings (1 no. five-bedroomed and 1 no. three-bedroomed). No changes are proposed to the existing elevations of the building.

The scheme would involve the creation of two small planted garden areas immediately to the rear of the dwellings, surrounded by a substantial area of grassed lawn.

Access to the dwellings would remain as existing, with two on-street parking spaces available to the front and two off-street spaces to the side of the easternmost dwelling.

Following discussions between the case officer and the applicant's agent, amended plans have been received showing that a 1.8m wide access will be maintained along the rear of the properties, serving the adjacent property.

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 AVP4 Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Policy 1 General Development Locations and Principles

Policy 9 Accessibility

Policy 23 Promoting High Quality Designed Spaces

Policy 24 Planning Application Requirements

Other Material Considerations

National Planning Practice Guidance

RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Comment
LCC (Highways)	No objection subject to condition
United Utilities	No comments have been received
RBC Property Services	No objection

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notices was posted on 07/04/2017 and ten neighbour letters were sent out on 06/04/2017.

Two representations have been received raising the following points:

- Inaccuracies on the submitted plans.
- Development would block a private access way across the rear of the properties.
- Property is within 20m of a water course.
- Trees and hedges have been removed from the site.
- Inadequate parking provision.
- Land drainage issues.
- Disturbance from construction works.

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.

As such, the scheme is acceptable in principle.

Visual Amenity

No changes are proposed to the existing elevations of the building.

The scheme would involve the creation of two areas of planting (consisting of mixed shrubs) immediately to the rear of the dwellings, surrounded by a substantial area of grassed lawn which would be created by levelling the existing rear garden area. A 1.5m high timber panel fence would be erected between the individual garden areas, and other boundary treatments would remain as existing. The proposed landscaping is considered to be appropriate.

A number of trees appear to have been removed from the rear garden area in the past, though it is unclear when this occurred. The removal of any trees does not form part of the proposed scheme and the trees were not covered by a Tree Preservation Order.

The scheme is acceptable in terms of visual amenity.

Neighbour Amenity

The proposed scheme would not result in any significant reduction in daylight, outlook or privacy to any neighbouring residential properties.

Following an objection received from a member of the public and subsequent discussions between the case officer and the applicant's agent, amended plans have been received showing that a 1.8m wide access will be maintained along the rear of the properties, serving the adjacent property.

Concerns have been raised that the proposed works could adversely affect surface water drainage due to the proposed landscaping works to the rear of the proposed dwellings. In this regard it is considered appropriate to include a condition requiring the submission and approval of a surface water drainage scheme prior to the commencement of development, to ensure that surface water flows are adequately managed to prevent flooding of nearby properties.

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 is adequate and no objection has been received from the Local Highway Authority, which has stated:

"There are 2 off street parking spaces and there is space along the front for 2 and possible a further 3 vehicles. This is a quiet road with spare capacity for on street parking."

Part of the unadopted road in front of the proposed dwellings is owned by Rossendale Borough Council, whose Property Services team have confirmed that they have no objection to the road being used for resident parking.

The Highway Authority has requested a condition requiring the proposed parking / access area to the side of the property to be made available prior to first occupation of the dwellings and retained thereafter. However, it is understood that there is to be no proposed change to the surfacing of the area of hard standing to the side of the property and it is not considered necessary to include a condition requiring further works to that surface.

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 AVP4, 1, 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 layout (drawing number 1705/SF/05 revision A) date stamped 12th April 2017 by the Local Planning Authority.
- Existing and Proposed Elevations (drawing number 1705/SF/02) date stamped 30th March 2017 by the Local Planning Authority.
- Proposed Plans (drawing number 1705/SF/03) date stamped 30th March 2017 by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. 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.

4. Prior to the commencement of development, a surface water drainage scheme for the entire site, 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.

5. Notwithstanding what is shown on the approved plans, no development shall commence until a scheme of boundary treatment for the rear gardens of the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual and neighbour amenity.

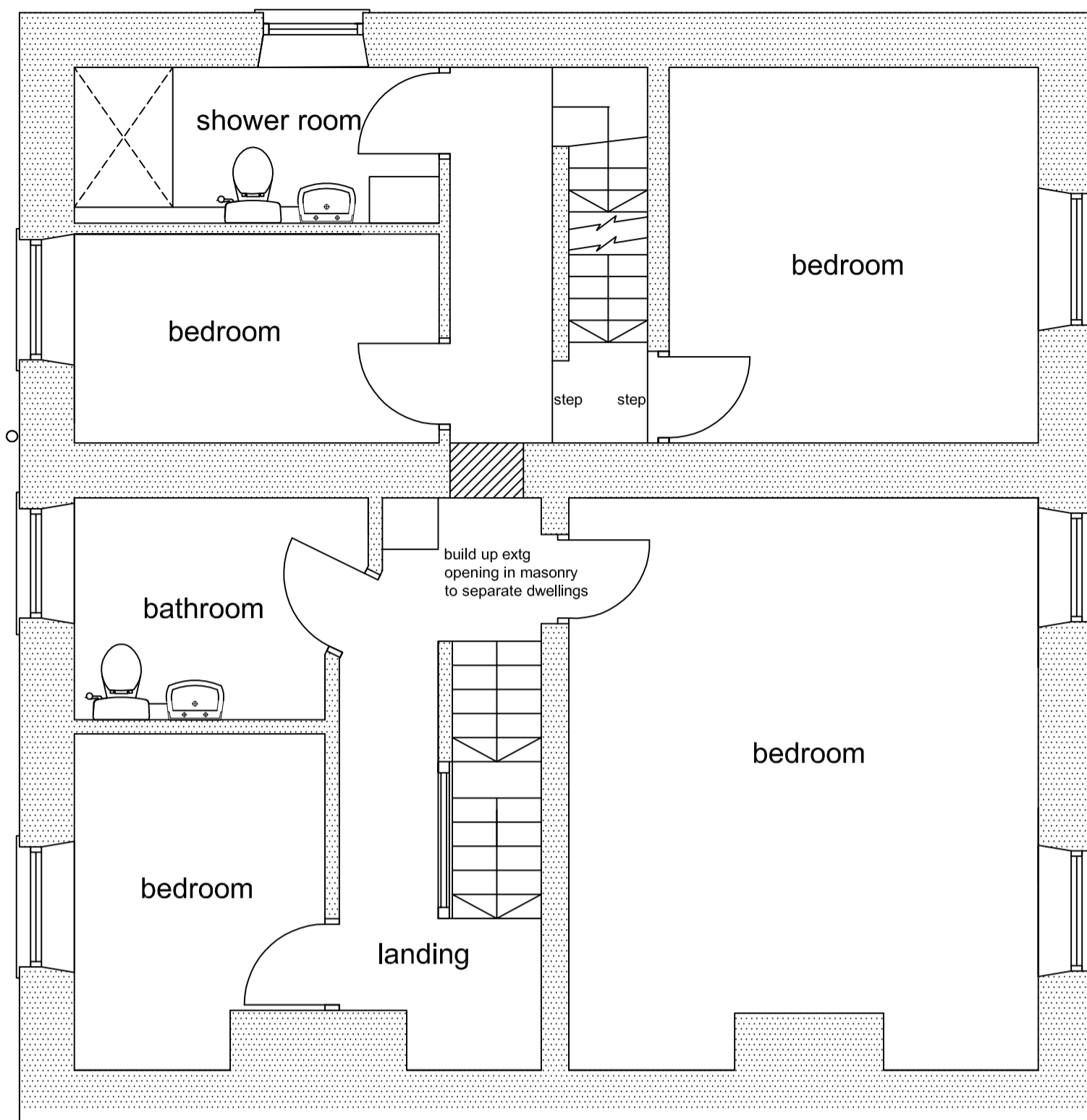
11. INFORMATIVES

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

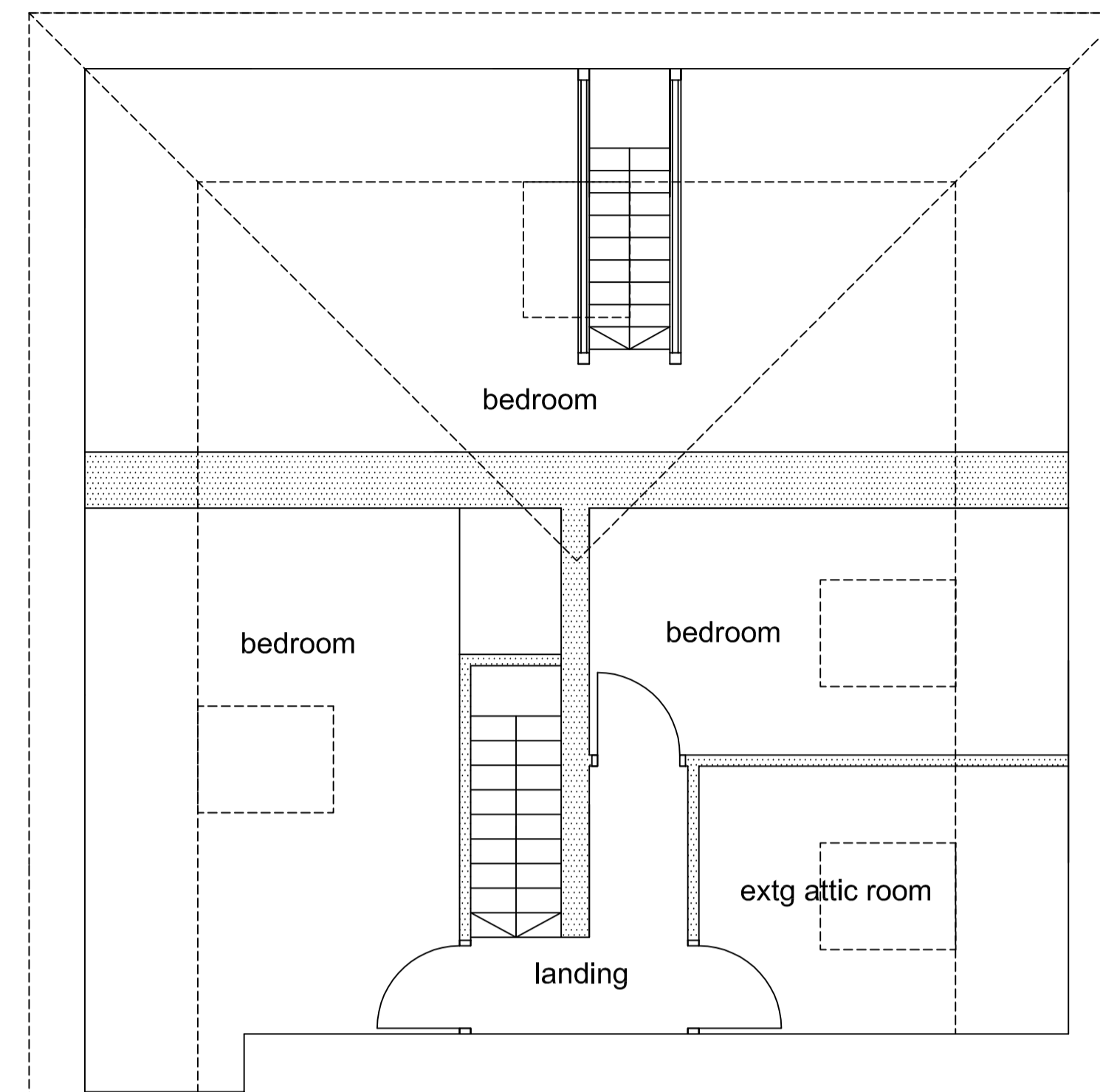
http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

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.

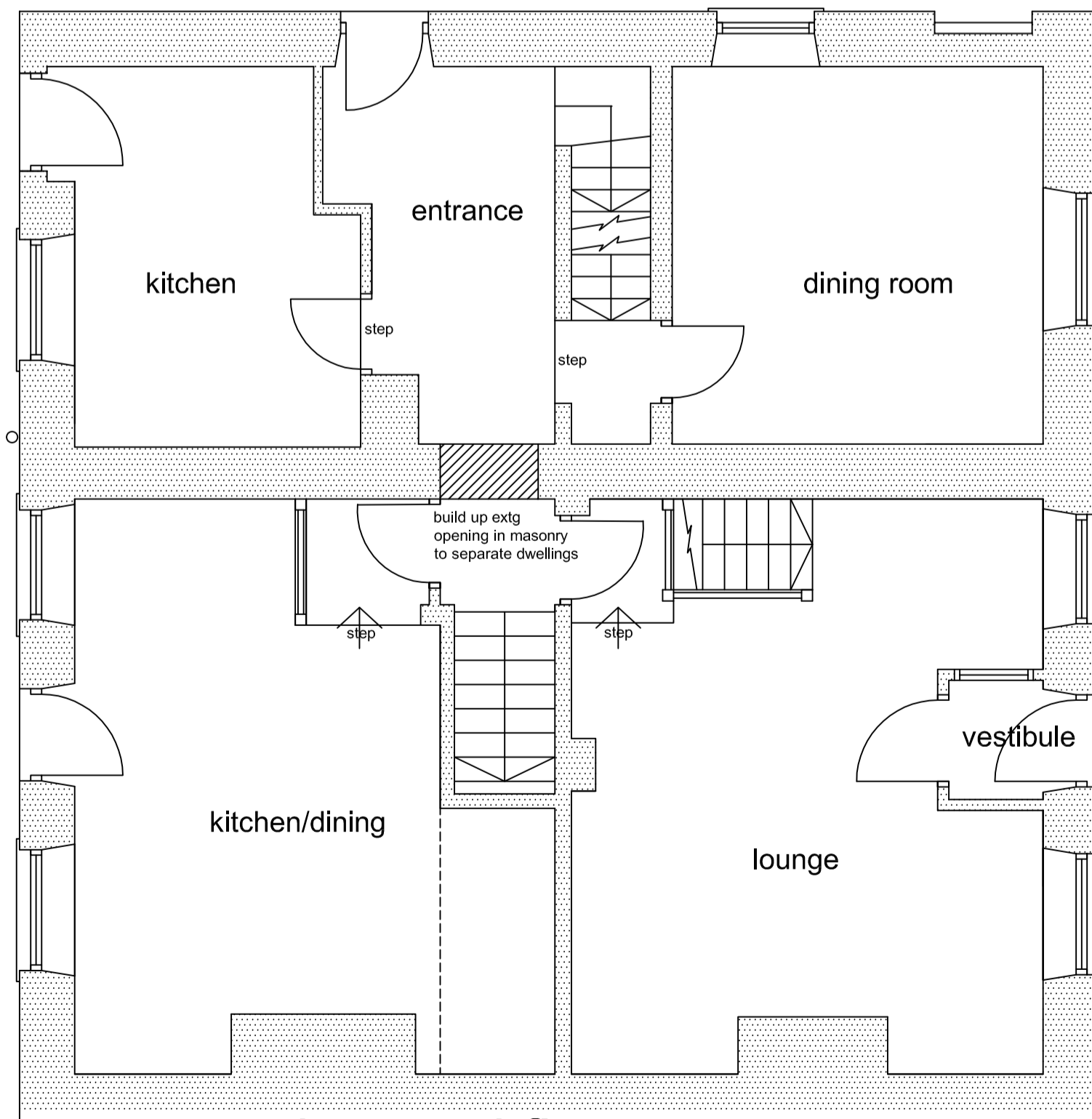
The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework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



proposed first floor



proposed second floor (no change)



proposed ground floor

Proposed Changes
 Electrics - Separate the supply to each property
 Water - Separate the supply to each property
 Build up opening at GF & FF in masonry to create two separate dwellings
 New bathroom and kitchen fittings connected to existing.
 Re-decorate each dwelling

elevations as existing

REV	DESCRIPTION	CHECK	DATE
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CLIENT
 Mr Steve Forsythe
 3-6, Lodge Terrace Lower Clowes Rd, Ross. BB4 6EL

PROJECT
 Change of use to create 2 houses from one and alterations to separate services.

DRAWING
 Proposed Plans

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Mar 2017	rb	
DRAWING NO.	CAO REFERENCE NO.	REVISION	
1705/SF/03			

Do not scale from this drawing.
All dimensions are to be checked on site prior to construction



extg front elevation



extg side elevation



extg rear elevation

REV	DESCRIPTION	CHECK	DATE

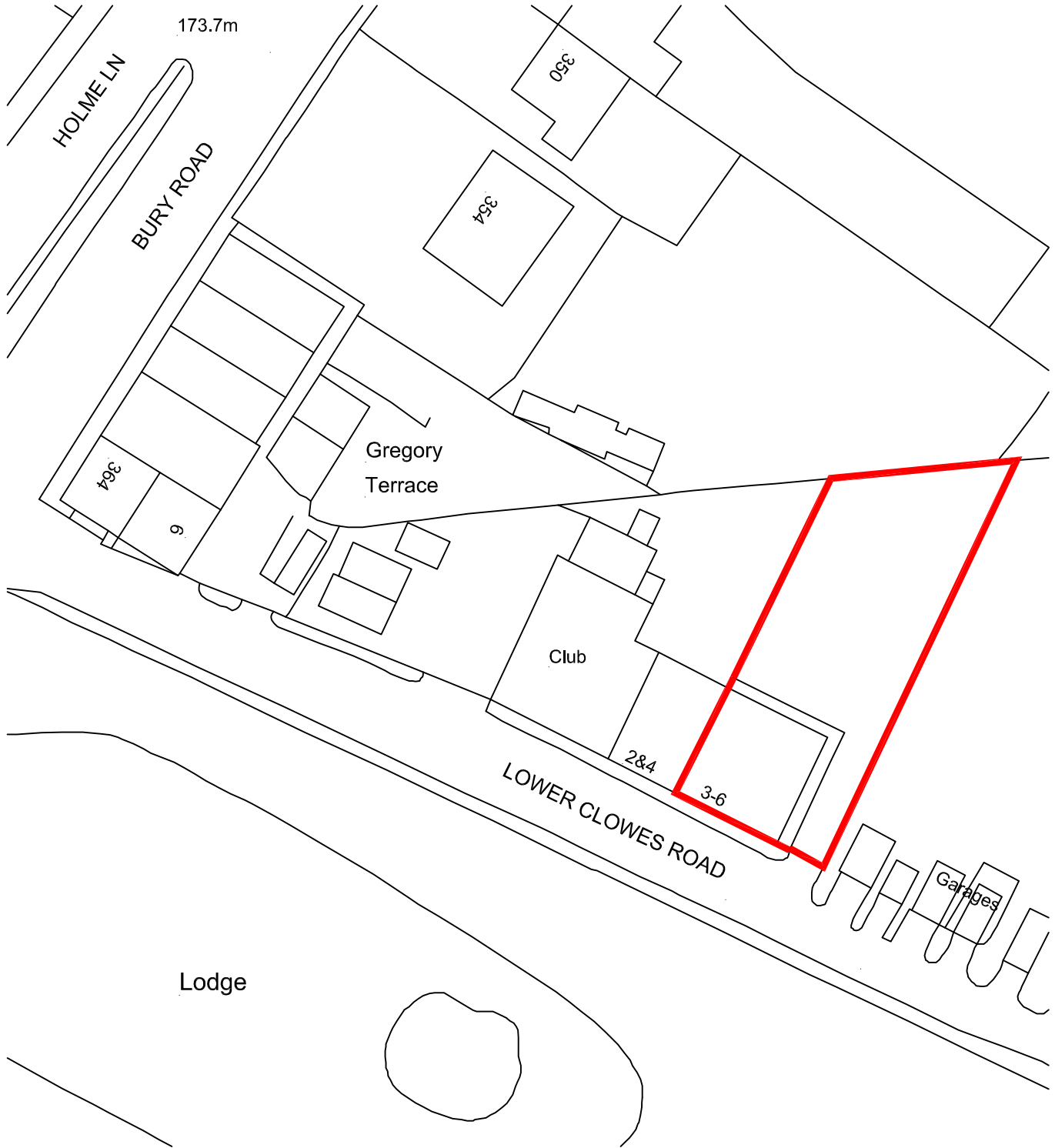
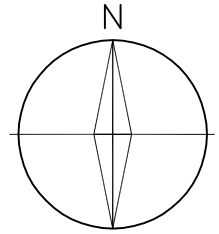
CLIENT
Mr Steve Forsythe
3-6, Lodge Terrace Lower Clowes Rd, Ross. BB4 6EL

PROJECT
Change of use to create 2 houses from one
and alterations to separate services.

DRAWING
Existing-Proposed Elevations

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Mar 2017	rb	
DRAWING NO.	CAO REFERENCE NO.	REVISION	
1705/SF/02			

3-6 Lodge Terrace, Lower Clowes Rd,
 Rossendale. BB4 6EL
 Location Plan 1:500



CLIENT Mr Steve Forsythe		Location Plan			
PROJECT Change of use to create 2 houses from 1 at 3-6 Lodge Terrace, Lower Clowes Rd, Rossendale BB4 6EL		SCALE 1:500	DATE 06-03-2017	DRAWN rb	CHECKED -
		DRAWING NO. 1705-SLP	CAD REFERENCE NO.		REVISION