

Application Number:	2018/0013	Application Type:	Householder
Proposal:	Householder: Erection of single storey extension to side.	Location:	228 Newchurch Road Rawtenstall Rossendale Lancashire BB4 7QX
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	27 th February 2018
Applicant:	Miss Lauren Ashworth	Determination Expiry Date:	6 th March 2018
Agent:			

Contact Officer:	Anna Hayes	Telephone:	01706 238625
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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):	Employee at Rossendale Borough Council

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 two storey, semi-detached stone built and slate roof dwelling situated in a prominent position on Newchurch Road. The property features an attractive two storey bay

window to the main frontage, with stone heads/sills detailing to the white uPVC windows and entrance door.

To the front of the property there is a tarmac driveway which extends to the full width of the plot. To the rear there is a private garden split on 3 different ground levels supported by natural stone retaining walls. Boundaries are marked by timber fences.

The adjacent property No.230 Newchurch Road is positioned at a higher ground level and has a single storey garage extension to the side elevation which extends up to the shared boundary with the application property.

The site is located within the designated Urban Boundary. The property is not listed and it is not within a conservation area.

3. RELEVANT PLANNING HISTORY

2005/466 Two storey extension to side of property
Approved and not implemented (lapsed).

4. PROPOSAL

Planning permission is sought for the erection of a single storey side extension with a mono-pitched roof, to provide internal space for a utility room and WC facility.

The dimensions of the proposed extension are as follows:

Width	2.4m
Length	4.25m
Eaves height	2.6m
Max roof height	3.4m

The front and rear elevations of the proposed extension would be constructed from natural stone with stone quoins to match the existing and the side elevation would be surfaced with textured render in colour 'Fintry Stone'. The white uPVC window to the front elevation would be dressed with a stone sill and head to match the existing. To the rear elevation there would be a white timber door with a clear glazed panel. The mono-pitched roof would be constructed from natural slate and would contain one roof light.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Core Planning Principles (paragraph 17)
Section 7 Requiring Good Design

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 4 Rawtenstall, Crawshawbooth, Goodshaw and Loveclough
Policy 1 General Development Locations and Principles

Other Material Considerations

RBC Alterations & Extensions to Residential Properties SPD (2008)
The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO).
DCLG Permitted development rights for householders Technical Guidance April 2017.

6. CONSULTATION RESPONSES

N/A

7. REPRESENTATIONS

To accord with the General Development Procedure Order, 5 no. neighbours were notified by letter on 09.01.2018. A site notice was displayed 15.01.2018.

No comments were received as part of this application.

8. REPORT

The main considerations of the application are:

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

Principle

Policy 1 of the Core Strategy directs new development to the Urban Boundary. As the application site is located within the Urban Boundary of Rawtenstall, the proposed extension is therefore acceptable in principle.

Visual Amenity

The Alterations and Extensions to Residential Properties SPD states that domestic extensions should not be permitted unless the proposal "...complements the original building through the use of matching materials and by reflecting the design, massing, bulk, detail, proportion, scale and style of the original building, so as not to dominate it".

The proposed extension would be set back some 2.9m from the main frontage and would occupy a footprint of 2.4m x 4.2m. For that reason, the proposed extension is considered to be a subordinate addition to the host dwelling.

The front and rear elevations would be constructed from natural stone to match the existing, with stone quoins, heads and sills. As such, the extension would represent a complementary addition which would reflect the detailing and character of the original house. Whilst not normally permitted on a natural stone/slate property, the side elevation of the proposed extension would not be readily visible from the street scene, therefore the use of a textured render in colour 'Fintry Stone' would not be unduly harmful.

The proposed extension would sit under a mono-pitched natural slate roof, compliant with section 3.1 of the SPD (*Single-Storey Side Extensions*).

Overall, Officers are satisfied that the proposed extension would not detract from the visual quality of the street scene or the character of the original house compliant with Core Strategy Policies 23 and 24 and the Alterations and Extensions to Residential Properties SPD.

Neighbour Amenity

The Alterations and Extensions to Residential Properties SPD Section 2 states that extensions will not normally be permitted unless they:

- *Do not invade privacy through direct overlooking from windows or balconies;*
- *Does not significantly reduce the amount of usable amenity space for the property or an adjacent property to an unacceptable degree;*
- *Does not significantly harm the outlook of neighbouring properties.*

The extension is located neatly within the gap between the side elevation of the host dwelling and side elevation of the garage extension to No.230 Newchurch Road. A gap measuring approximately 0.7m in width would be retained for side access. The window to the front elevation of the extension would be set back 2.93m from the main frontage and the clear glazed timber door to the rear elevation would look out onto the private rear garden of the application property. Accordingly, officers are satisfied that the proposed side extension would not harm the outlook of neighbouring properties, reduce the amount of usable amenity space to an unacceptable degree or result in the invasion of privacy.

Overall, the scheme is considered to be acceptable with regards to neighbour amenity and complies with Policies 23 and 24 of the Core Strategy DPD, and the Alterations and Extensions to Residential Properties SPD.

Access, Parking and Highway Safety

The scheme would have no such impact on the existing parking arrangements and is therefore considered to be acceptable with regards to highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate within the Urban Boundary and it is considered that the scheme would not unduly detract from visual and neighbour amenity, or highway safety subject to conditions. It is considered that the development is in accordance with the National Planning Policy Framework and Policies 1, 23, 24 and AVP4 of the adopted Core Strategy DPD, and the Alterations and Extensions to Residential Properties SPD.

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 submitted application form signed 08.01.2018 and the submitted plans unless otherwise required by the conditions below:
 - a. 'Location Plan 1:1250 at A4' received by the Local Planning Authority 09 January 2018.

- b. 'Existing & Proposed Plans & Elevations'. Drawing number 2017/133-01 revision C, received by the Local Planning Authority 09 January 2018.

Reason: To define the permission and in the interests of the proper development of the site.

3. Notwithstanding the submitted details:

- a. All the elevations, apart from the east facing side elevation, of the development hereby approved shall be constructed from natural stone with stone quoins to match the existing main dwelling, in colour, form and texture.
- b. The east facing side elevation shall be surfaced with K-rend textured render in 'Fintry Stone' colour.
- c. The roof shall be constructed from natural slate to match existing.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

11. INFORMATIVES

1. 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.

2. The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
 1. work on an existing wall shared with another property;
 2. Building on the boundary with a neighbouring property;
 3. Excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>