

Application Number:	2018/0078	Application Type:	Full
Proposal:	Conversion of upper floors of building into a seven-bedroom house in multiple occupation (HMO) with associated external alterations (including alterations to window and door layouts and creation of Juliet balconies), and renovation of existing ground floor retail unit with extension of retail space into the rear of the building.	Location:	44 Manchester Road, Haslingden, BB4 5ST
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	23 rd May 2018
Applicant:	Mr Gillespie	Determination Expiry Date:	30 th May 2018
Agent:	Mr Joe Mayoh		

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 set out in section 11.

APPLICATION DETAILS

2. SITE

The application site is a three storey stone and slate built terraced commercial property (with additional room within the roof space), fronting Manchester Road with a narrow back street to the rear. The property is currently vacant, and it is understood that the ground floor area was last used as a bakery (use class A1).

Neighbouring properties in the terrace are a mix of commercial and residential, and are of varied designs and surface finishes (apart from the front elevations which are predominantly natural stone).

The site lies within the urban boundary and a Grade II Listed Building (31 Manchester Road) lies approximately 35m to the south of the site.

3. RELEVANT PLANNING HISTORY

None.

4. PROPOSAL

The applicant seeks planning permission for the conversion of the upper three floors of the building into a seven bedroomed House in Multiple Occupation (HMO), and the scheme also includes the renovation of the ground floor retail unit, and the installation of a new door to the right of the existing shop front.

The scheme would involve the construction of a three-storey stepped rear extension, the creation of a rear dormer to provide additional room within the roof space, alterations to the fenestration of the building's rear elevation and the creation of Juliet balconies (with glass balustrades) on the rear elevation serving the upper floors.

The HMO would be accessed through new doors on both the front and rear elevations of the building, and access to the retail unit would remain as existing. The shop front would be altered to accommodate the proposed new door serving the HMO.

The proposed rear extension would be faced in render to match the existing materials on the rear elevation of the building, with stone window sills. The dormer would be clad in slate to match the existing roof.

Since submission of the application, the applicant's agent has provided amended plans (following discussions with the case officer) including a reduction in the scale (depth) of the proposed rear extension, the retention of a bin storage area within the rear yard, and the inclusion of a cycle store in the building's basement.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1 – Building a Strong, Competitive Economy
Section 4 – Promoting Sustainable Transport
Section 6 – Delivering high quality homes
Section 7 – Requiring Good Design
Section 12 – Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP6 – Haslingden and Rising Bridge
Policy 1 – General Development Locations and Principles
Policy 2 – Meeting Rossendale’s Housing Requirement
Policy 3 – Distribution of Additional Housing
Policy 4 – Affordable and Supported Housing
Policy 8 – Transport
Policy 9 – Accessibility
Policy 11 – Retail and Other Town Centre Uses
Policy 16 – Preserving and Enhancing the Built Environment
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
RBC Shop Front Design Guide SPD

6. CONSULTATION RESPONSES

Consultee	Comment
LCC Highways	No objection subject to condition
RBC Environmental Health	No objection
Fire Brigade	No comments have been received

7. REPRESENTATIONS

To accord with the General Development Procedure Order 15 neighbours were sent letters on 14/02/2018 and a site notice was posted on 13/02/2018.

3 letters of objection have been received raising several concerns, including:

- Impacts on neighbour amenity

- Noise impacts
- Parking / highways issues
- No bin storage facilities
- Waste generation
- Visual impact

8. ASSESSMENT

Principle

The site is sustainably located within the designated urban boundary, where Policy 1 of the Core Strategy seeks to locate the majority of new development, and would provide additional residential accommodation close to the town centre of Haslingden and nearby a main bus route. The existing retail unit would be retained and extended.

The scheme is considered acceptable in principle.

Visual Amenity

Given that no significant building works are proposed to the front elevation of the building, and given the separation distances involved, it is not considered that the proposed scheme would have any impact on the setting or significance of No. 31 Manchester Road (a Grade II Listed Building located around 35m to the south of the site).

The existing shop front would be renovated and a new access door added to its right hand side to provide access to the HMO above. Existing features such as display windows and stall-risers would be retained.

Since submission of the application, discussions have taken place between the case officer and the applicant's agent, leading to the submission of amended plans showing a reduction in the scale (footprint) of the proposed extension. The proposed rear dormer would be constructed across the full width of the building, with its flat roof sitting slightly below the ridge of the main building. The case officer requested that the applicant's agent investigate the possibility of utilising a smaller dormer with a pitched roof design, however it has not proven possible to incorporate such a design whilst maintaining the proposed level of accommodation.

The proposed extension and dormer are of considerable size, and it is not considered that they are of the highest quality of design. The dormer is not compliant with the guidance contained within the Council's Alterations and Extensions to Residential Properties SPD.

As such, in terms of design, the proposed extension does not reflect a high quality scheme contrary to advice contained within the Framework.

Neighbour Amenity

Objectors' comments are noted; however it is not considered that the proposed use of the upper floors of the building as a HMO will necessarily cause any significant impacts on neighbour amenity. The proposed Juliet balconies on the rear elevation of the building will allow some overlooking of neighbouring yards and windows, however this would not be to a significantly greater degree than the existing windows allow on the rear elevation of the building.

It is not considered that the scheme will result in a reduction in outlook or daylight from any neighbouring properties significant enough to warrant refusal of the application.

The Council's Environmental Health Officer raised concern over the lack of off-street parking and the lack of bin storage as shown on the originally submitted plans. Parking provision and access is dealt with in the section of the report below.

Since submission of the application, the scale of the proposed extension has been reduced and the amended plans show the retention of a bin storage area in the rear yard. It is considered that this adequately addresses concerns initially raised over a lack of bin storage.

Large HMOs such as that proposed in this development are subject to a licensing regime under separate legislation, and it is considered that any concerns raised by objectors or the Council's Environmental Health Officer relating to the quality of accommodation provided at the development will be addressed appropriately under such legislation, outside of the planning process.

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

Access, Parking and Highway Safety

Objectors' concerns over parking provision are noted. However, the Local Highway Authority has been consulted and has provided advice on the proposed scheme.

The Local Highway Authority initially objected to the scheme due to the lack of off-street parking provision and originally a lack of bin storage provision. However, the objection has now been withdrawn following receipt of amended plans showing a bin store in the rear yard, and space to store bicycles in the basement of the building. It is understood that the property will not generally be marketed to car owners, and the Local Highway Authority considers that given the above and the highly sustainable location of the site (adjacent to a main line bus route and within a town centre) there is no need for off-street parking provision in this case.

The Local Highway Authority has requested the inclusion of a condition requiring that the access to the rear yard from the back street is not to be stepped, to facilitate the movement of refuse bins into and out of the yard on collection days.

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

Balancing Exercise

The proposed scheme would involve the construction of a rear extension and dormer of significant size, which are not considered to be of the highest quality design. However, the rear extension and dormer would not be visible from any main public vantage points and would not have any impact on the street scene along Manchester Road.

The scheme would result in the creation of a five-bedroom HMO in a highly sustainable town centre location on a main bus route, which is where such uses are ideally located. The scheme would also result in the refurbishment and retention of the ground floor retail unit.

Although this is a finely-balanced recommendation, it is considered that the benefits of the development in terms of the creation of a five-bedroom HMO (an affordable type of accommodation for which there is a recognised need within the borough) and the refurbishment of

the ground floor retail unit outweigh the negative impacts which would be caused owing to the design of the rear extension and dormer not being of the highest quality.

9. RECOMMENDATION

Approve planning permission subject to conditions.

10. 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 neighbour amenity or highway safety. It is considered that the development is in accordance with the National Planning Policy Framework and Policies 1, 8, 9, 11, 16, 23, 24 and AVP6 of the adopted Core Strategy DPD.

11. CONDITIONS

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

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

- Application form date stamped 13th February 2018 by the Local Planning Authority.
- Site Location Plan (drawing number 308ROS-105) date stamped 13th February 2018 by the Local Planning Authority.
- Proposed Plans (drawing number 308ROS-103A) date stamped 29th March 2018 by the Local Planning Authority.
- Proposed Elevations (drawing number 308ROS-104) date stamped 24th April 2018 by the Local Planning Authority.
- Existing and Proposed Roof Plan (drawing Number 308ROS-100) date stamped 14th May 2018 by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The rear dormer forming part of the scheme hereby approved shall be constructed with a natural slate roof to match that of the existing building.

Reason: In the interests of visual amenity.

4. Prior to first use of the HMO hereby approved, the access from the back street into the rear yard of the property shall be provided with a ramp and shall not be stepped. The ramp shall be retained at all times thereafter.

Reason: To facilitate the collection of waste bins from the rear of the property.

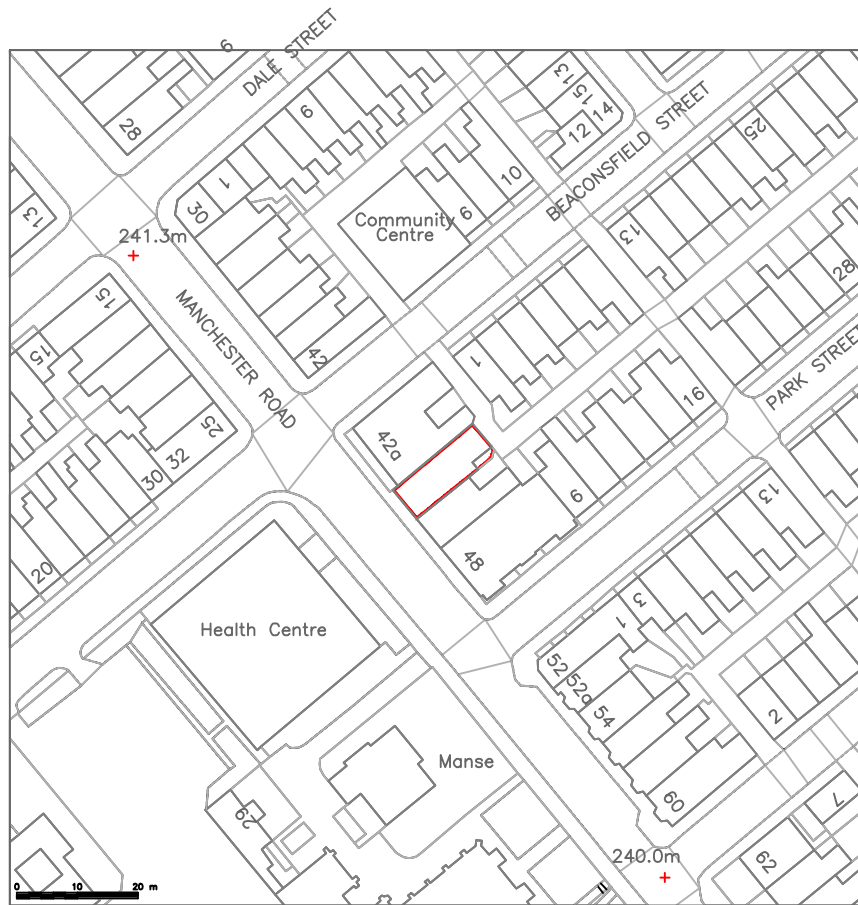
12. INFORMATIVES

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.

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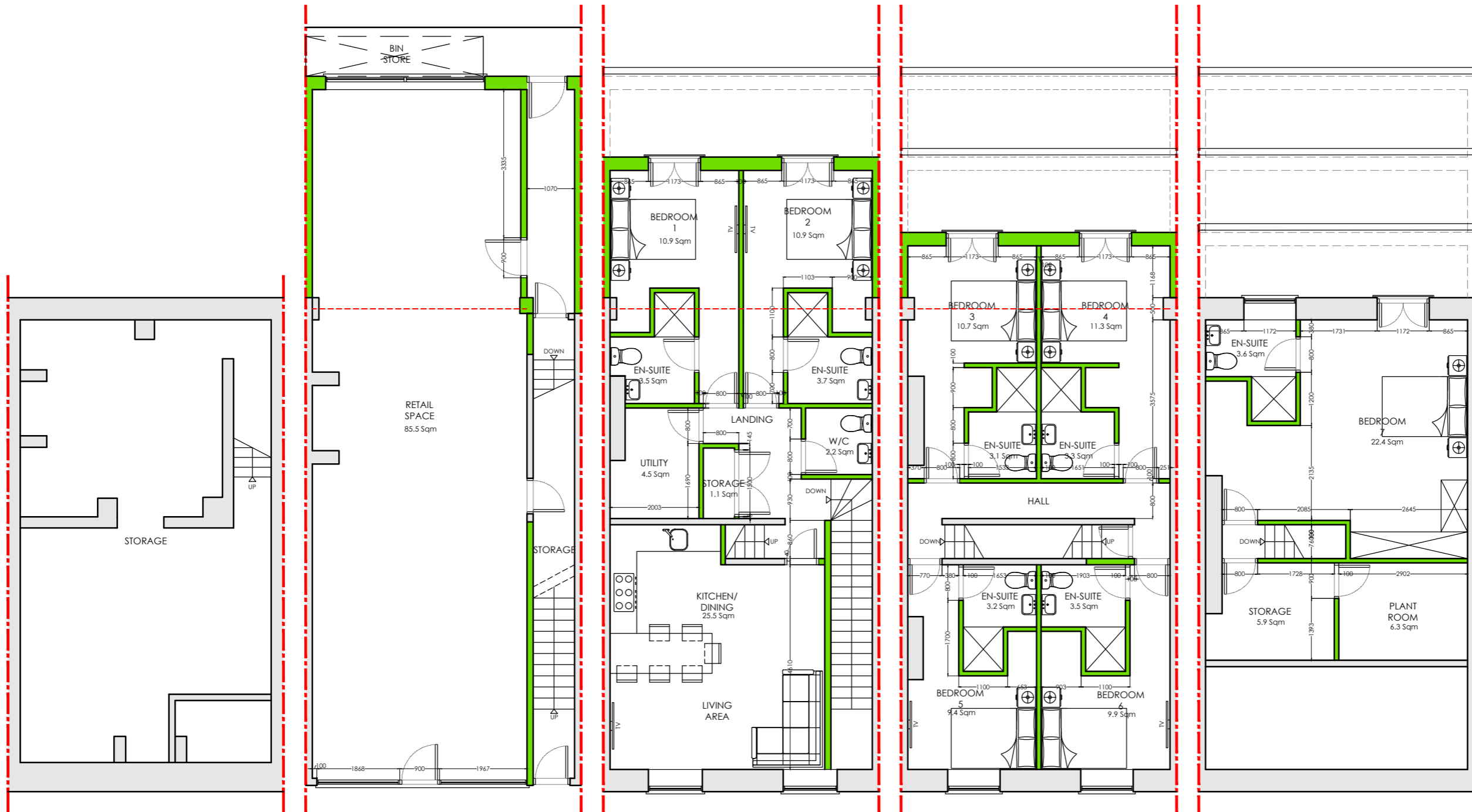


BLOCK PLAN (1:1250)



Rev	Date	Description	Rev By	CHK'd By
Project Title		CONVERSION & RENOVATION		
Client		MR GILLESPIE		
Status		PLANNING		
Scale		1:1250	Drawing Size A4	
Drawn By	Checked By	Date		
ANH	PDP	01/18		
Drawing Title		LOCATION PLAN		
Job-Dwg No		308ROS-105		
T: 0161 711 0858 E: info@abode-architecture.co.uk www.abode-architecture.co.uk Stoneholme, 42 High Street, Watshaw, Bury, BL8 3AN				

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PROPOSED BASEMENT (1:100)

PROPOSED GROUND FLOOR (1:100)

PROPOSED FIRST FLOOR (1:100)

PROPOSED SECOND FLOOR (1:100)

PROPOSED THIRD FLOOR (1:100)

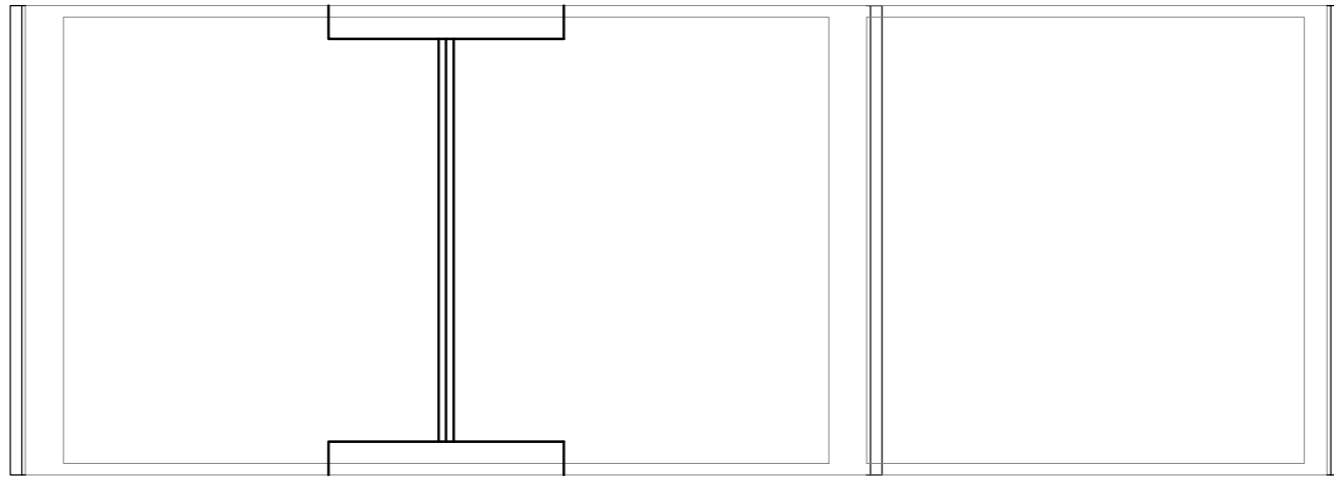
Rev	Date	Description	Rev By	Chk'd By
A	29-03-18	Updated to show bin store, access to basement for cycle storage and reduction in projection of extension	JSM	JSM

Project Title	CONVERSION & RENOVATION			
	EAST BANK AVENUE HASLINGDEN ROSSENDALE BB4 6NX			
Client	MR GILLESPIE			
Status	PLANNING			
Scale	1:100	Drawing Size	A3	
Drawn By	ANH	Checked By	JSM	Date 01/18
Drawing Title	PROPOSED PLANS			
Job-Dwg No	308ROS-103			

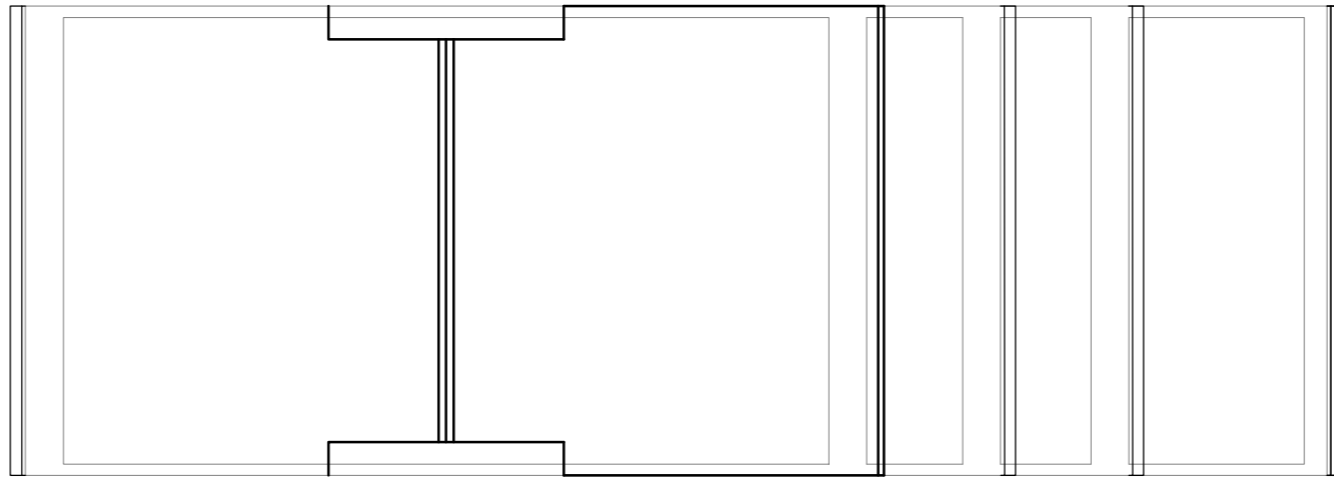
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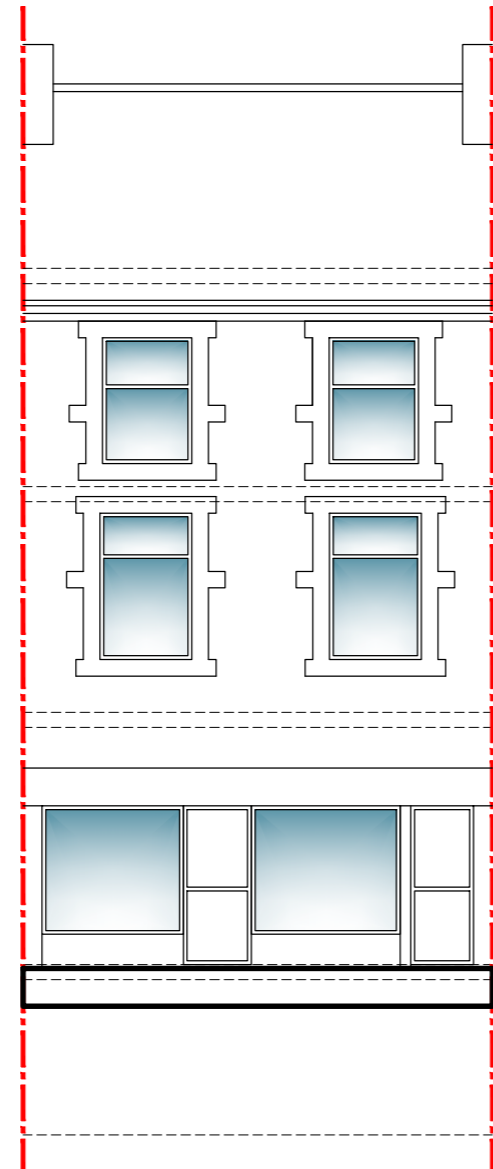
EXISTING ROOF PLAN (1:100)



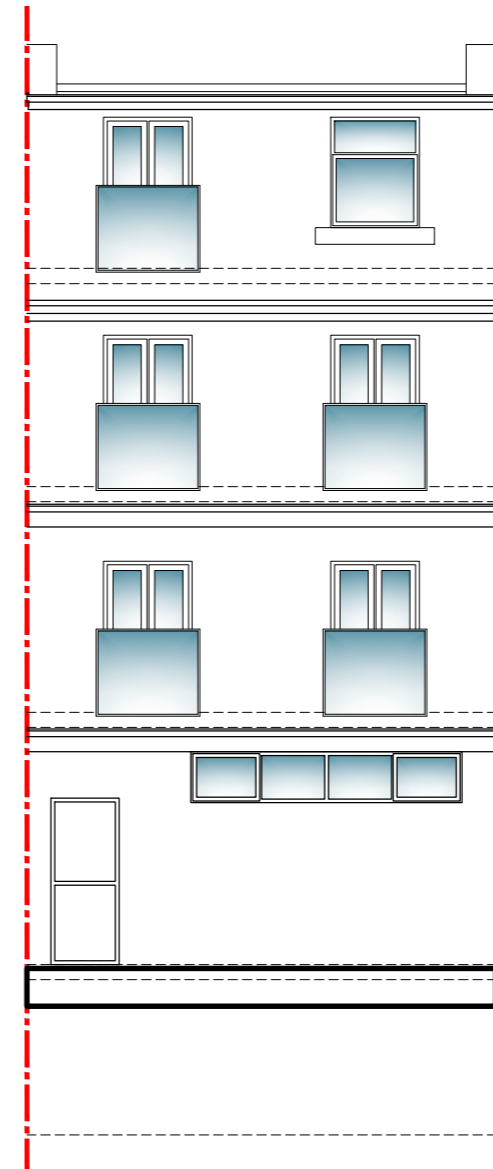
PROPOSED ROOF PLAN (1:100)

Rev	Date	Description	Rev By	Chk'd By
A	14-05-18	Flat roof dormer shown	JSM	JSM
Project Title		CONVERSION & RENOVATION		
Client		44 MANCHESTER ROAD HASLINGDEN ROSSENDALE BB4 5ST		
Status		MR GILLESPIE		
Scale		1:100	Drawing Size	A3
Drawn By		ANH	Checked By	JSM
			Date	01/18
Drawing Title		EXISTING & PROPOSED ROOF PLAN		
Job-Dwg No		308ROS-100		
T: 0161 711 0858 E: info@abode-architecture.co.uk www.abode-architecture.co.uk Stoneholme, 42 High Street, Walshaw, Bury, BL8 3AN				

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PROPOSED FRONT ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)

Rev	Date	Description	Rev By	Chk'd By
A	24-04-18	Dormer roof updated	JSM	JSM
Project Title				
CONVERSION & RENOVATION				
EAST BANK AVENUE HASLINGDEN ROSSENDALE BB4 6NX				
Client				
MR GILLESPIE				
Status				
PLANNING				
Scale				
1:100			Drawing Size A3	
Drawn By				
ANH		Checked By		Date
		JSM		01/18
Drawing Title				
PROPOSED ELEVATIONS				
Job-Dwg No				
308ROS-104				
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