

<b>Application Number:</b>	2018/0273	<b>Application Type:</b>	Householder
<b>Proposal:</b>	Householder: Erection of front porch	<b>Location:</b>	218 Todmorden Road Bacup Rossendale OL13 9UQ
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	24 <sup>th</sup> July 2018
<b>Applicant:</b>	Mrs Diane Dungworth	<b>Determination Expiry Date:</b>	Extension of time agreed until 31 <sup>st</sup> July 2018
<b>Agent:</b>	Mr Steven Hartley		

<b>Contact Officer:</b>	<b>Nick Brookman</b>	<b>Telephone:</b>	<b>01706 252414</b>
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	
<b>Other (please state):</b>	<b>Applicant Employed at RBC</b>

## 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, stone built terraced property with a blue slate roof, sited in a prominent position on Todmorden Road. The property features stone head/sills and brown upvc windows and doors.

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

### 3. RELEVANT PLANNING HISTORY

None

### 4. PROPOSAL

Planning permission is sought for the erection of a porch to the front of the property.

The dimensions of the proposed extension are as follows:

Width	1.8m
Length	1.0m
Eaves height	2.7m
Max roof height	3.6m

The proposed porch will be constructed in reclaimed natural stone and will be sited under a pitched stone flag roof. The proposed porch will match that of No. 220 Todmorden Road.

### 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 2	Bacup, Stacksteads, Britannia and Weir
Policy 1	General Development Locations and Principles
Policy 23	Promoting High Quality Design and Spaces
Policy 24	Planning Application Requirements

#### Other Material Considerations

RBC Alterations & Extensions to Residential Properties SPD (2008)

### 6. CONSULTATION RESPONSES

Coal Authority – No comments received.

### 7. REPRESENTATIONS

To accord with the General Development Procedure Order, 3 no. neighbours were notified by letter on 29.05.2018. A site notice was displayed 01.06.2018.

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

1. The site lies within an area designated as countryside.
2. As described in the Council's Alterations and Extensions to Residential Properties SPD section 4.7 large areas of the Borough are designated as countryside. Proposals for domestic extensions in such areas should be strictly controlled to ensure that proposals do not impact upon the intrinsic character and appearance of the countryside. Proposals for domestic extensions in the Green Belt and/or Countryside should not normally exceed a third of the volume of the original dwelling.
3. Evidently in this instance, the proposed development does not exceed a third of the volume of the original dwelling and the scheme is therefore acceptable in principle.

### Visual Amenity

4. 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".
5. Paragraph 3.3 of the Alterations and Extensions to Residential Properties SPD 'Front Extensions/Porches & Canopies', states that applications for front extensions will be considered against the following criteria:
  - Existing architectural features, such as bay windows, stonework, materials and design should not be harmed;
  - Pitched roofs will be required;
  - The size and shape should respect the height and proportions of the original dwelling; and
  - They will not be permitted if they project excessively from the original front wall.
6. The proposed porch would accord with the above. It is considered that the development will not detract from the appearance of the street scene and it is considered that the design would complement the appearance of the existing front elevation. The proposed porch extension is to be constructed to an appropriate size and scale which would not dominate the front elevation.
7. 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

8. It is not considered that the proposed scheme will impact negatively upon any of the amenities enjoyed by residents of neighbouring properties.
9. Accordingly, 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

10. The scheme would have no significant impacts on the existing parking arrangements and is considered to be acceptable with regards to highway safety.

## **9. SUMMARY REASON FOR APPROVAL**

The proposed development is appropriate in principle 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 AVP2 of the adopted Core Strategy DPD, and the Council's 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 dated 24.05.2018 and the following submitted plans unless otherwise required by the conditions below:
  - a. 'Location Plan 1:1250 at A4' received by the Local Planning Authority 25<sup>th</sup> May 2018.
  - b. 'Existing & Proposed Plans & Elevations'. Drawing number Dianne-24-05-18, received by the Local Planning Authority 25<sup>th</sup> May 2018.

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

3. All external facing materials of the development hereby permitted shall be constructed in accordance with the materials detailed on the submitted application form and proposed drawing numbered 'Diane-24-05-18'.

*Reason: In the interests of the visual amenity.*

## **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](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.