

Application Number:	2018/0317	Application Type:	Full
Proposal:	Demolition of existing garage and shed and erection of a new garage	Location:	Land Opposite 218 Todmorden Road, Bacup, Rossendale, OL13 9UQ
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	24 th July 2018
Applicant:	Mrs Diane Dungworth	Determination Expiry Date:	10 th August 2018
Agent:	Mr Steven Hartley		

Contact Officer:	Nick Brookman	Telephone:	01706 252414
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):	Applicant employed by RBC

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 applicant resides at 218 Todmorden Road, a two storey, stone built terraced property with a blue slate roof, sited in a prominent position on Todmorden Road. The garage site subject to this application is sited almost immediately opposite the applicant's property on the other side of Todmorden Road (A681).

The application site relates to an existing wooden garage and shed which are planned to be demolished as part of this proposal. The existing site is adjacent to an allotment site and the garage can be accessed via the driveway fronting the site which is set back approximately 6m in length from the highway.

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

2011/0123 (Approved) – Not the same application site, yet sited nearby the application site off Todmorden Road. This proposal sought to replace existing wooden garages with new sectional concrete garages (retrospective).

4. PROPOSAL

Planning permission is sought for the demolition of an existing garage and shed and erection of a new garage.

The dimensions of the proposed garage are as follows:

Width	3.3m
Length	5.6m
Eaves height	2.3m
Max roof height	2.5m

The entire south west and north east facing elevations will be constructed of concrete wall panels, whilst the rear south east facing elevation will be part concrete wall panels and a wood grain effect steel door as confirmed by the agent.

The front north west elevation will incorporate a larger steel 'up and over' door with a wood grain effect finish.

The roof will be pitched and constructed of cement fibre interlocking roof panels.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Core Planning Principles (paragraph 17)
Section 7 Requiring Good Design
Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 2	Bacup, Stacksteads, Britannia and Weir
Policy 1	General Development Locations and Principles
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity, Geodiversity and Landscape Conservation
Policy 23	Promoting High Quality Design and Spaces
Policy 24	Planning Application Requirements

6. CONSULTATION RESPONSES

LCC Highways – There is no objection to the proposal.

7. REPRESENTATIONS

To accord with the General Development Procedure Order, 3 no. neighbours were notified by letter on 18.06.2018. A site notice was displayed 19.06.2018.

No comments were received.

8. REPORT

The main considerations of the application are:

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

Principle

1. The site lies within the countryside as designated within Policy 1 of the adopted Core Strategy DPD and illustrated on the Proposals Map 2011.
2. The proposed garage is to replace an existing larger garage in the same position, and accordingly the development is considered to be acceptable in principle.

Visual Amenity and Countryside Impact

3. The proposed garage will be visible from Todmorden Road due to its siting and location. However, the garage is to have the same set back distance as the existing garage and shed, and the proposed garage will be of a smaller size and of higher quality design and facing materials.
4. It is considered that the proposed building would not be of a form which would cause undue harm to the essentially open and rural character of the countryside, and it is considered that its scale and design would be appropriate in the context of the site.
5. Overall, it is considered that the proposed garage would not detract from the visual quality of the area or impact harmfully upon the character and appearance of the countryside. The scheme is therefore compliant with Core Strategy Policies 23 and 24.

Neighbour Amenity

6. It is not considered that the development would give rise to any significant harm to neighbours, given the nature of the proposed building which would replace an existing garage on the same site.
7. 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.

Access, Parking and Highway Safety

8. The scheme would have no significant impact on the existing parking arrangements and LCC Highways has no objection to this proposal subject to the area in front of the garage being surfaced in a porous bound material to ensure that no mud or debris is deposited onto the road.
9. Subject to the above, the scheme is considered to be acceptable with regards to highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed development is considered to be acceptable in principle. The proposed garage will not cause any harm to the visual amenity, neighbour amenity or highway safety. The development is therefore considered to accord with the National Planning Policy Framework and Policies AVP 2, 1, 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 submitted application form signed 14th June 2018 and the submitted plans unless otherwise required by the conditions below:

- a. 'Location Plan 1:1250'.
- b. 'Proposed detached single garage'. Drawing number DD-14-06-18.

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 plan numbered DD-14-06-18.

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

4. The doors of the garage building hereby approved shall be stained with a wood grain effect which shall be retained and maintained as such in perpetuity.

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

5. Prior to first use of the garage hereby approved, the area between the garage and the highway shall be surfaced in a porous bound material, which shall be retained thereafter.

Reason: To prevent loose material being deposited on the highway, in the interests of highway safety.

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.