

<b>Application Number:</b>	2018/0479	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full: Erection of new garage on garage plot	<b>Location:</b>	Garage Plot 1A Mark Street Stacksteads Bacup Lancashire
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	2 January 2019
<b>Applicant:</b>	Mr A Stockton	<b>Determination Expiry Date:</b>	19 January 2019
<b>Agent:</b>			

<b>Contact Officer:</b>	<b>Sophie Anderson</b>	<b>Telephone:</b>	<b>01706-238625</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>Council owned land</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

That planning permission be granted subject to the conditions at the end of this report.

## APPLICATION DETAILS

### 2. SITE

The Applicant resides at 1 Mark Street, a terraced dwelling sited approximately 79m to the south of Newchurch Road.

The Garage Court contains multiple existing garage plots. The site of the proposed garage lies next to Plot No. 2 and boundary fencing along Mark Street. Other garages on site include a mix of prefabricated concrete-panel garages with pebble-dashed sides and timber garages with either flat or pitched roofs. To the north and west of the garage site are two further garages and residential properties on Newchurch Road. The River Irwell and a path run to the south of the site. The path is not a designated Public Footpath.

To the opposite side of Mark Street are terraced residential properties.

This area lies within the Urban Boundary of Stacksteads.

### 3. RELEVANT PLANNING HISTORY

- 2004/199 Erection of concrete sectional garage – Plot 1 – Approved 26<sup>th</sup> April 2004
- 2002/199 Erection of 1 no single detached timber garage – Plot 1 – Approved 6<sup>th</sup> June 2002
- 2000/346 Erection of single detached prefabricated garage – Plot 8 – Approved 5<sup>th</sup> September 2000

### 4. PROPOSAL

The applicant proposes to erect a new garage on Plot 1A of prefabricated concrete-panel construction with a pitched roof and pebbled-dashed sides. It would measure 5.486 m in length, 2.6m in width and 2.011 m in height. It would have an up-and-over garage white door and no other windows or doors. It would be used to store a motorcycle and tools.

### 5. POLICY CONTEXT

#### **National**

#### **National Planning Policy Framework (2018)**

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 12 Achieving well-designed places
- Section 15 Conserving and Enhancing the Natural Environment

#### **Development Plan Policies**

#### **Rossendale Core Strategy (2011)**

- AVP2 Area Vision for Bacup, Stacksteads, Britannia and Weir
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 17 Rossendale's Green Infrastructure
- Policy 18 Biodiversity, Geodiversity and Landscape Conservation
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

## 6. CONSULTATION RESPONSES

Consultee	Comment
LCC Highways	No objections

## 7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbours were sent letters on 21<sup>st</sup> September 2018 and a site notice was posted on 26<sup>th</sup> September 2018.

No comments have been received.

## 8. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; and 4) Access/Parking

### Principle

The garage site is within the Urban Boundary of Stacksteads. The proposed garage is to be sited on a level gravel area and would be of a size smaller than the plot.

Accordingly, the proposal is considered to be acceptable in principle.

### Visual Amenity

The proposed garage would be visible to the public from Mark Street and from the footpath to the south of the garage site that runs along the River Irwell. The garage would be set back slightly from the boundary fencing along Mark Street. The proposed design and materials are considered appropriate.

It is considered that the proposed development would have an acceptable visual impact.

### Neighbour Amenity

The proposed garage would be sited approximately 7.6m from the gable of the nearest neighbouring dwelling on the opposite side of Mark Street. It is not considered that the proposed garage would have any significant impact on the amenities of any neighbours.

Accordingly, the scheme is considered acceptable in terms of neighbour amenity.

### Access/Parking

The proposed garage would provide the resident of a nearby residential property with the facility to park a motorcycle clear of the highway and store tools. LCC Highways have no objection to the proposal. As such, the proposal is considered acceptable in terms of access / parking.

## 9. SUMMARY REASON FOR APPROVAL

The erection of a garage on a garage court within the Urban Boundary is acceptable in principle. The proposed garage would not cause harm to visual amenity, neighbour amenity or highway safety. The development is therefore considered to accord with the National Planning Policy

## 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 unless otherwise required by the conditions below.

<b>Title</b>	<b>Date Received</b>
Location Plan	19 / 09 / 18
Letter and annotated trade literature	18 / 12 / 18
Site Plan	18 / 12 / 18

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

## 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.