

Application	2025/0167	Application	Householder
Number:		Туре:	
Proposal:	Householder: Two storey side	Location:	1 The Crescent
	extension for a dining/kitchen		Park Avenue
	at ground floor and two		Haslingden
	bedrooms and a shower room		Rossendale
	at first floor level.		BB4 6PR
Report of:	Head of Planning and	Status:	For publication
	Building Control		
Report to:	Development Control	Date:	02/09/2025
	Committee		
Applicant:	Mrs Tracy Heap	Determination	04/08/2025 (Ext. of time agreed
		Expiry Date:	until 05/09/2025)
Agent:	Mr D Hancock	•	

Contact Officer:	Harry Turner	
Email:	harryturner@rossendalebc	.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In	No
Name of Member:	
Reason for Call-In:	
3 or more objections received	No
Other (please state):	Yes. Agent is a Local Councillor.

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 conditions.

2. SITE

1 The Crescent is a semi-detached (previously detached) property constructed of natural coursed stone walls, slate roof tiles, and stone trimmed UPVC windows. It is located off Park Avenue, via Manchester Road, and is opposite a vacant plot of land, surrounded by further residential development. It resides within the urban boundary.

3. RELEVANT PLANNING HISTORY

- X/1991/333 Single storey rear and side extension. (Approved).
- 2016/0411 Proposed fixed-line broadband cabinet. (Approved).

4. PROPOSAL

Planning permission is sought:

- a) to add a two-storey extension to the side (south facing) elevation.
- b) to add two parking spaces to accommodate the required parking provision resulting from the increase in bedrooms.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 2 Achieving Sustainable Development Section 12 Achieving Well Designed Places

Development Plan Policies

Rossendale Local Plan 2019 to 2036

Policy SD1 Presumption in Favour of Sustainable Development

Policy SD2 Urban Boundary and Green Belt

Policy HS9 House Extensions

Policy ENV1 High Quality Development in the Borough

Policy TR4 Parking

Other Material Planning Considerations

RBC Alterations and Extensions to Residential Properties SPD

Version Number: 1	Page:	2 of 7
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6. CONSULTATION RESPONSES

Consultee	Summary of Comments received
LCC Highways	No objections

7. REPRESENTATIONS

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 9th June 2025 giving them 21 days to comment. The publicity period has now expired but no representations have subsequently been received.

A site notice was also posted on 13th June 2025 with 21 days to comment. No representations have been received.

8. ASSESSMENT

Principle

The proposal involves the extension of an established property that is sustainably located within the identified Urban Boundary. It is therefore considered to be acceptable in principle.

Visual Amenity

Despite the considerable size and scale of the proposed side extension in proportion to the existing dwelling, the development is considered acceptable in visual terms. The property is positioned with its side elevation fronting the highway; however, this elevation is substantially set back, thus reducing the extension's prominence within the street scene. The extension's siting and position from the highway reduces its visual impact and helps maintain the character of the original dwelling when viewed from the public realm.

The materials proposed – natural coursed stone walls, slate roof tiles, and stone-trimmed UPVC windows – are of a high quality and would match that of the existing dwelling. The proposed materials will ensure that the extension has a high-quality and coherent and consistent appearance, and respects the architectural style of the host property.

While the scale and massing of the extension is relatively large, particularly when viewed from the rear elevation, it is considered the extension is visually subservient to the host dwelling, particularly given the property's previous detached form, and the design of the extension, namely its set back from the principal elevation and lower roof ridge line. There is sufficient space around the site to accommodate the extension without it appearing overdeveloped. In this context, the case officer is satisfied that the proposal would not appear visually disruptive, either in relation to the host dwelling or the surrounding street scene.

Version Number:	1	Page:	3 of 7

In view of the above the proposals are, on balance, considered to be acceptable in visual amenity terms reasonably satisfying the requirements of Policies HS9 and ENV1 of the Local Plan, Sections 2 and 12 of the National Planning Policy Framework, and the relevant provisions of the Council's Alterations & Extensions to Residential Properties SPD in this regard.

Neighbour Amenity

a) Light

Although the proposed scheme is of considerable size, its effect on neighbours would be minimal as it projects to the side of the property, not to the front or rear, where it could potentially impact upon neighbours. There is no reason to suggest that it would significantly impact the amount of daylight/sunlight enjoyed by the neighbouring garden at 17 Park Avenue any further than the host dwelling.

b) Overlooking

It is not envisaged that the proposals will lead to unacceptable overlooking of neighbouring properties. There are no windows proposed for the rear elevation, therefore preventing any overlooking on 17 Park Avenue, and a condition has been recommended below to prevent any new openings to be incorporated into the rear wall of the elevation unless written agreement is first obtained from the local planning authority. The windows to the side elevation would look onto the highway which is followed by a large plot of vacant land; no properties would be affected from this side. To the front elevation, the effects of overlooking would be minimal due to the large separation distance between the garden of the property and Parklands opposite. Regardless, it is not considered that the addition of windows in the proposed extension, which is set further back, would harm the privacy enjoyed by Parklands any more than what is already permitted.

Access/Parking

The proposal would increase the number of bedrooms within the property from two to four. Consequently, it will be necessary to provide three 'off-street' car parking spaces in conjunction with the enlarged dwelling. County Highways, whilst raising no objections in principle to the proposals, have requested a plan in order to demonstrate how this will be achieved.

Following these comments, the case officer requested that an increase of parking to provide three spaces would be necessary. The agent has provided revised plans which show an additional 2 spaces to the far west of the curtilage. The spaces would be accessed via Park Avenue. The submitted plan indicates the application site can accommodate the increased parking demand (total provision of 3 parking spaces) resulting from the development. While the location of the proposed parking area is less than ideal, given the access to the parking area from Park Avenue could potentially conflict with the private access leading to nos. 2 – 6 Parklands Avenue, traffic speed of vehicles would inevitably slow, and the applicant's fall-back position of creating an area of hardstanding for parking

Version Number:	1	Page:	4 of 7
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under the property's permitted development rights needs to be taken into consideration and afforded significant weight. Furthermore, it is also noted that planning permission would not be required for the installation of a dropped kerb on Park Avenue to serve the parking area (if required).

County Highways also recommended several planning conditions including the provision of a secure covered cycle store, the installation of an EV charging point and the submission to, and approval by, the Local Planning Authority of a construction management plan. The Framework and Planning Practice Guidance makes clear that conditions should not be imposed if they don't satisfy the 'six tests' set out under paragraph 57 of the Framework, and in this case, it is not considered that the requested conditions are necessary, reasonable or relevant to the development permitted. The proposal relates to a two-storey extension to an existing dwellinghouse, and it is not considered that the development would be unacceptable and therefore refused without the provision of a cycle store or the installation of an EV charger. Likewise, the request for a condition securing the submission and approval of a construction management plan is also not considered to be necessary, reasonable or relevant considering the scale of the development, the size of the application site and the absence of any parking restrictions on Park Avenue.

It is considered necessary to recommend a condition requiring the parking area as shown on the approved plans is constructed and surfaced in a bound porous material prior to first occupation, to ensure satisfactory levels of parking are achieved within the site and to ensure no loose surfacing materials will be carried on to the highway. A condition has also been recommended to ensure surface water from the approved driveway is collected within the site and drained to a suitable internal outfall.

In view of the above the proposals are considered to be acceptable in highway safety terms reasonably satisfying the requirements of Policy HS9 and TR4 of the adopted Local Plan, and the provisions of the Council's Alterations & Extensions to Residential Properties SPD, in this regard.

Conclusion

The proposal is considered to be acceptable in principle and involves the addition of an appropriately designed and positioned two-storey extension to the side of an existing house. It is considered acceptable in terms of visual amenity, neighbour amenity, and highway safety, subject to the conditions recommended below. The proposal is therefore considered to be in accordance with the requirements of Policies SD1, SD2, HS9, ENV1 and TR4 of the Council's adopted Rossendale Local Plan (2019-2036), Sections 2 and 12 of the National Planning Policy Framework, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD.

9. **RECOMMENDATION**

Grant planning permission subject to the following conditions.

Version Number:	1	Page:	5 of 7
		. 5	

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 the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Drawing Title	Drawing No.	<u>Date Received</u>
Location Plan	#00966343-E9BF0F	18/04/2025
Proposed Site Plan	17014.6	14/08/2025
Existing Floor Plans	17014.2	18/04/2025
Existing Elevations	17014.2	18/04/2025
Proposed Floor Plans	17014.4	02/07/2025
Proposed Elevations	17014.3	02/07/2025
Existing and Proposed Roof Plan	170141.5	18/04/2025

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

3. The materials to be used in the construction of the of the approved extension (i.e. natural stone and natural slate) shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the host dwelling.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies HS9 and ENV1 of the of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework, and the relevant provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent legislation revoking or superseding that Order, no windows, doors or other openings, other than those shown on the approved plans, shall, at any time, be formed within the front, side, and rear facing elevations of the approved extension, unless prior written approval has first been obtained from the Local Planning Authority through the granting of planning permission.

Version Number:	1	Page:	6 of 7
		<u> </u>	

Reason: To ensure the development is sympathetic to the character and appearance of the original dwelling and to safeguard the privacy of the occupiers of the adjoining properties in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

5. The approved two-storey extension shall not be brought into use unless and until the parking area shown on the approved plans has been constructed and surfaced in a bound porous material. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site.

6. The surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

INFORMATIVES

- 1. The proposals comply with the development plan and would improve the economic, social and environmental conditions of the area. They therefore comprise sustainable development and the Local Planning Authority has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.
- 2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- 3. If this consent requires the alteration of an access to the publicly maintained highway, then please note under Section 171 of the Highways Act 1980 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. The applicant is recommended to contact the Highway Authority on lhsvehiclecrossing@lancashire.gov.uk for the list of approved contractors and to start the Section 171 process (if found to be necessary). In addition, the applicant will be liable for any costs associated with the re-location of any services within the footway to construct the vehicle crossing.

Version Number:	1	Page:	7 of 7
		9-	





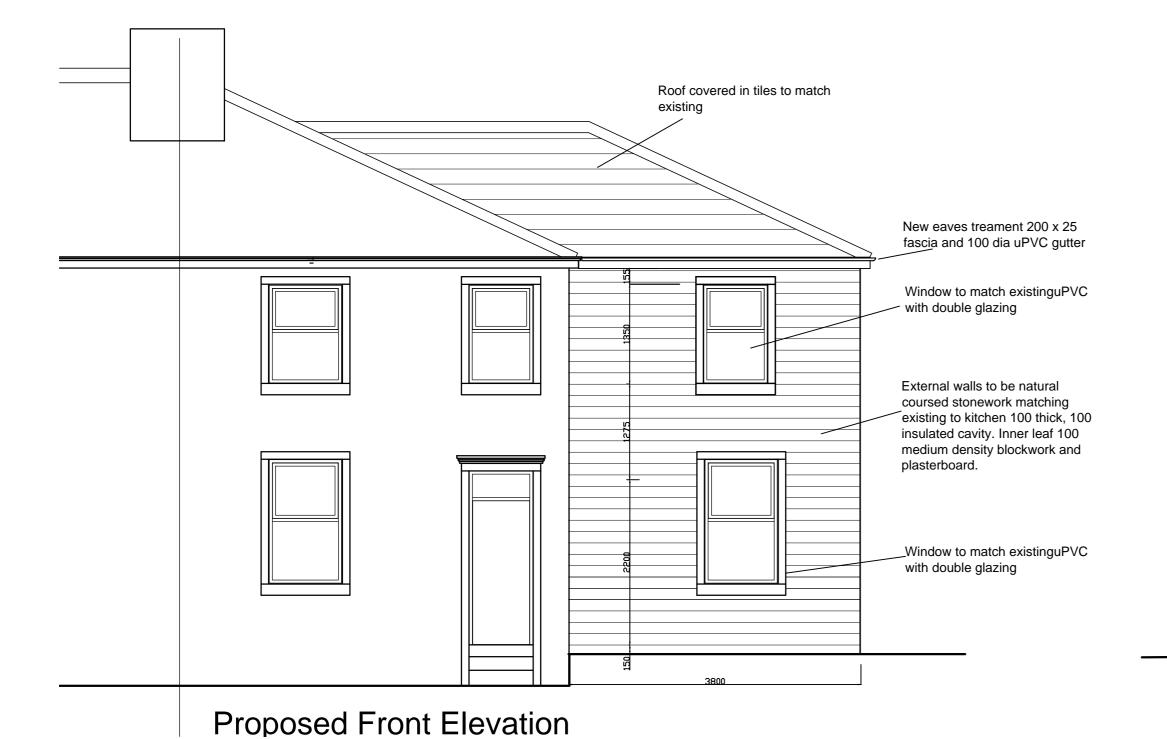
1, The Crescent, Park Avenue, Haslingden, Rossendale, Lancashire, BB4 6PR



Location Plan shows area bounded by: 378808.22, 422261.23 378949.64, 422402.65 (at a scale of 1:1250), OSGridRef: SD78872233. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

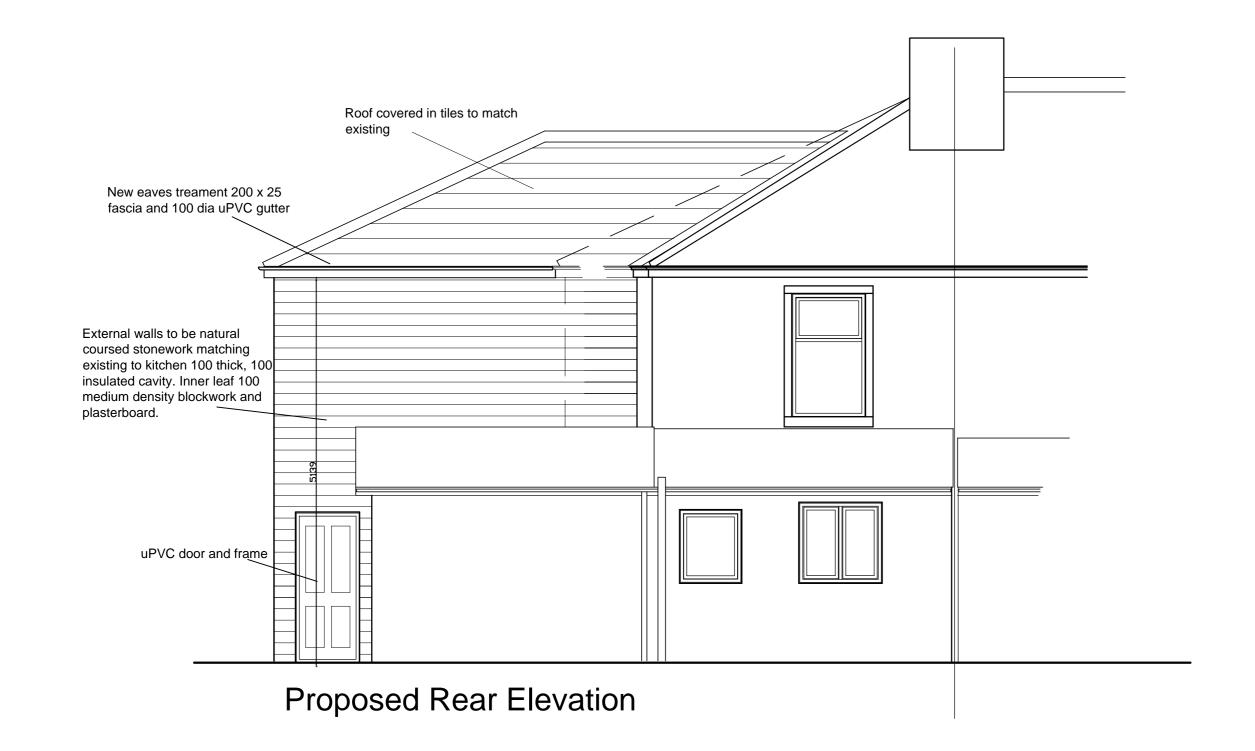
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Roof covered in tiles to match New eaves treament 200 x 25 fascia and 100 dia uPVC gutter Window to match existinguPVC with double glazing External walls to be na coursed stonework ma existing to kitchen 100 insulated cavity. Inner medium density block plasterboard. Reused existing windows. uPVC with double glazing <

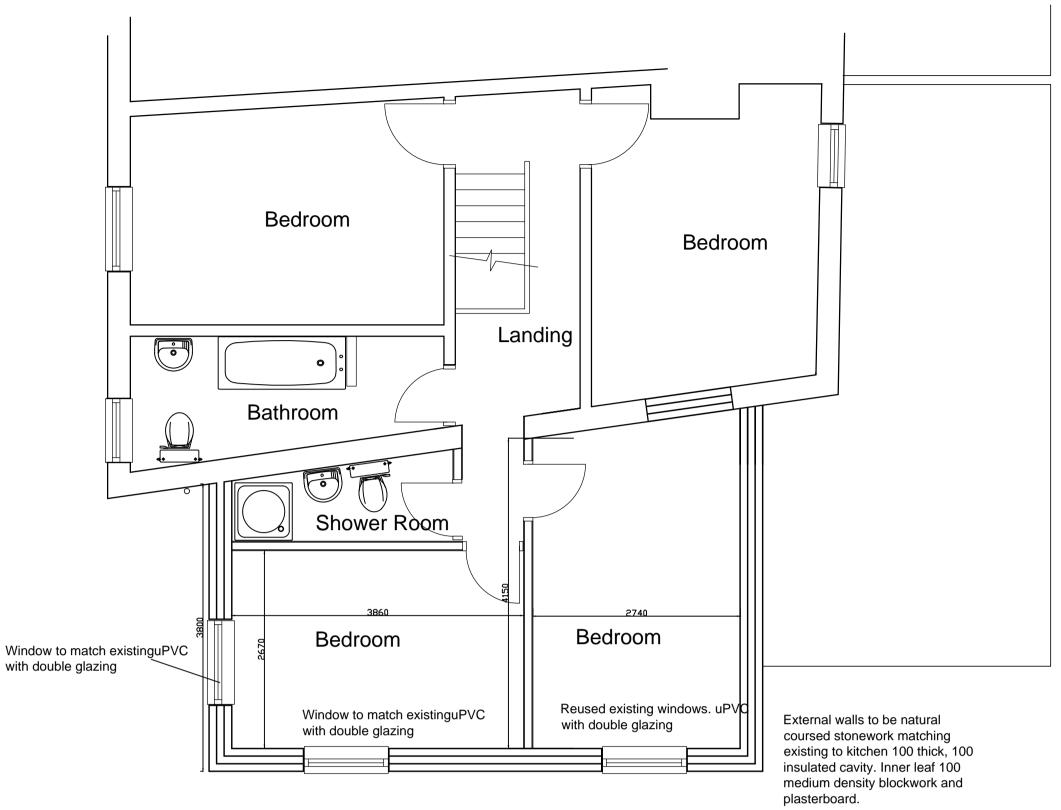
Proposed Side Elevation



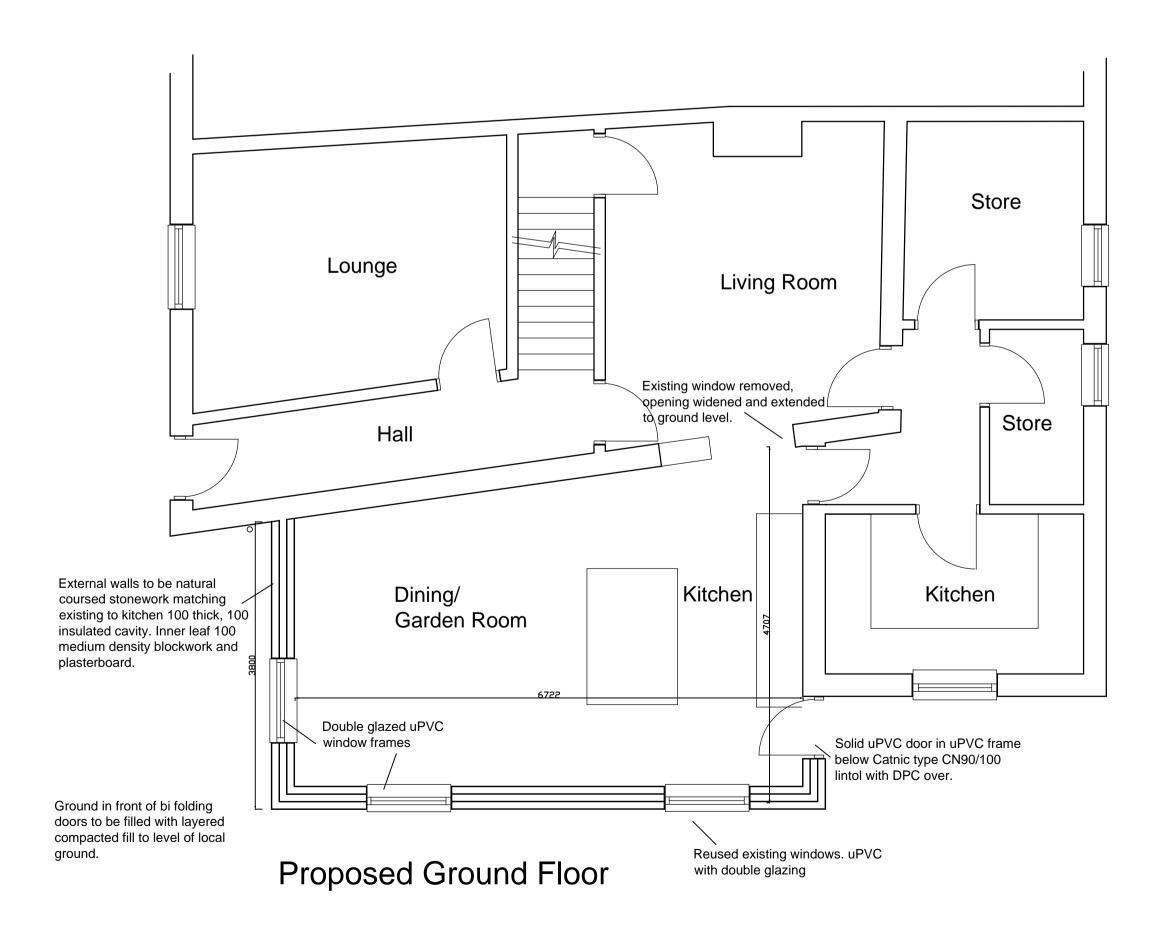
Proposed Elevations

Address 1 The Crescent Haslingden

Dwg No 17014.3 DJ Hancock Design 22 Croft Street OL13 9DB Tel 01706 563502 Mob 07599 008 791



Proposed First Floor

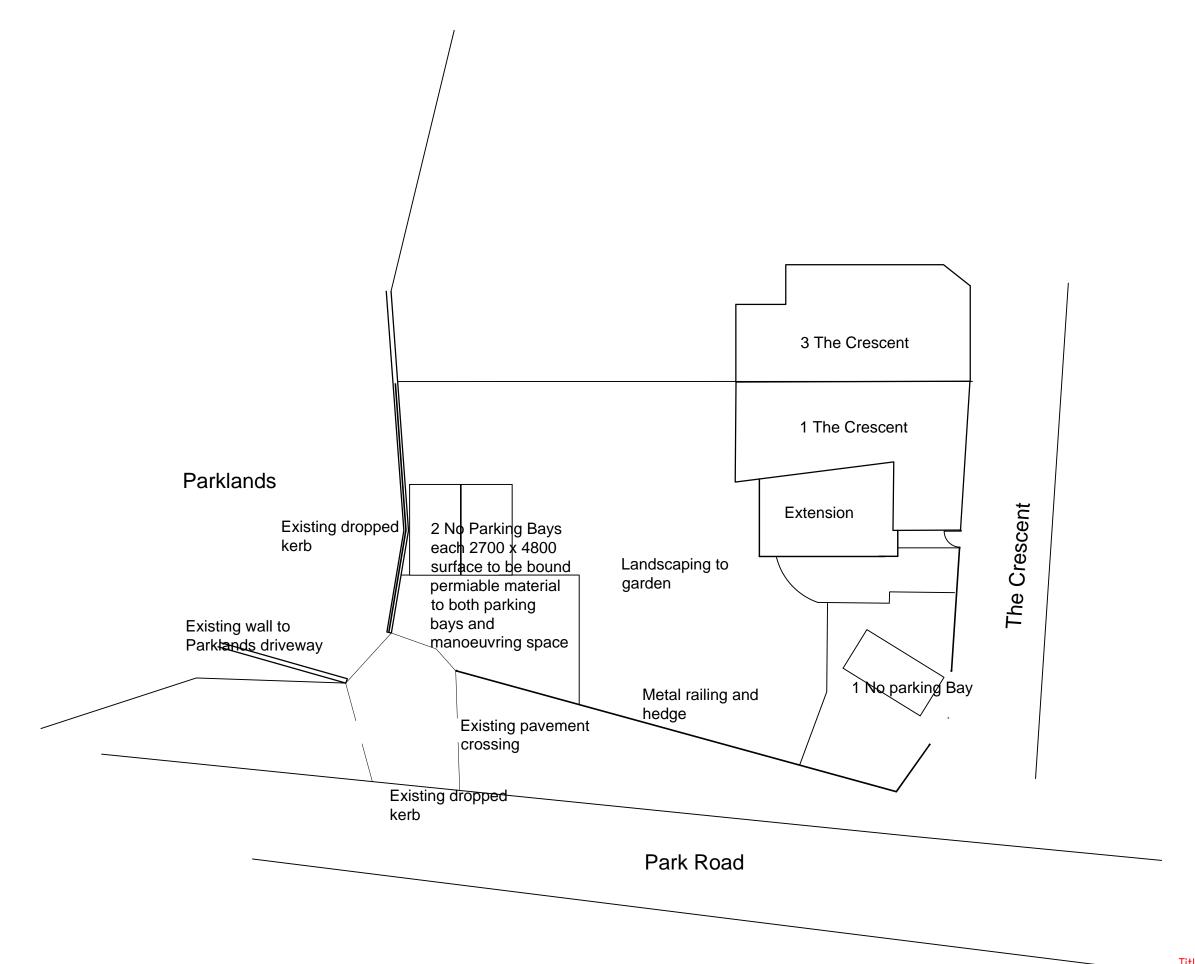


Drawing
Proposed Plans

Address
1 The Crescent
Haslingden

Dwg No 17014.4 Scale 1.50 DJ Hancock Design 22 Croft Street Bacup OL13 9DB Tel 01706 563502

Mob 07599 008 791



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Location Plan

Job

1 The Crescent

Haslingden

Client

DJ Hancock Design 22 Croft Street Bacup Tel 01706 563502 Mob 07599 008 791





