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| Application Number: | 2025/0278 | Application Type: | Householder |
| Proposal: | Erection of double garage. | Location: | Garage Site Barnes Avenue Rawtenstall BB4 8ST |
| Report of: | Head of Planning | Status: | For publication |
| Report to: | Development Control Committee | Date: | 08/12/2025 |
| Applicant: | Mr Derek Russell | Determination Expiry Date: | 23/10/2025 (Extension of time agreed until 10/12/2025) |
| Agent: | None | | |

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

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| REASON FOR REPORTING | |
| Outside Officer Scheme of Delegation | No |
| Member Call-In Name of Member: Reason for Call-In: | No |
| 3 or more objections received | No |
| Other (please state): | Application on Council owned land. |

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

The application relates to the garage site located on Barnes Avenue, approximately 60m south of Haslingden Old Road, Rawtenstall. The site lies within a residential area and is within the urban boundary.

3. RELEVANT PLANNING HISTORY

There is no relevant planning history for this property.

4. PROPOSAL

The proposal is for the erection of a building to be used for vehicle storage.

The proposed garage is to be 6m wide, with a depth of 6m and height (to the eaves) of 2.7m and total height (to ridgeline) of 3.3m.

The garage would be constructed from concrete block for the walls with a cream render finish, with an OSB EPDM Grey roof. It would have a pair of 2m wide roller shutter doors.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

Development Plan Policies

Rossendale Local Plan 2019 to 2036

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy ENV1: High Quality Development in the Borough

Policy TR4: Parking

Other Material Planning Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

| Consultee | Summary of Comments received |
|--------------------------|--|
| LCC Highways | No objections. |
| RBC Environmental Health | No objections. Conditions recommended. |

7. REPRESENTATIONS

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 29/08/2025 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 15/10/2025 with 21 days to comment. No representations have been received.

8. ASSESSMENT

Principle

The site lies within the Urban Boundary of Rawtenstall where and is therefore acceptable in principle, subject to compliance with the relevant planning policies.

Visual Amenity

The application site is located within an established residential area and forms part of a council-owned garage court. The surrounding area is characterised by residential dwellings and existing garages (on the site) of simple, functional design.

The proposal would introduce a single garage of concrete block construction with a cream render finish, an OSB EPDM grey roof, and roller shutter doors. While the building would be larger than some of the existing garages, its scale, form, and materials are consistent with the character of the site and wider group of garages.

Although the site is visible from Barnes Avenue and nearby dwellings, the proposed garage would not appear unduly dominant or out of keeping with its context. The development would therefore not result in unacceptable harm to the visual amenity of the area and is considered acceptable in this regard.

Neighbour Amenity

Given its single-storey height, limited overall scale, and position relative to nearby dwellings, the proposed structure is not considered to result in any unacceptable impacts in terms of loss of light, overlooking, or privacy. The building is to be used for vehicle storage only, which is consistent with the established use of the wider site, and would not give rise to undue noise or disturbance beyond what is already experienced.

No objections have been received.

Highway Safety

Lancashire County Council (LCC) Highways has commented on the application and raised no objections. Their assessment, in line with the National Planning Policy Framework, confirms that the proposal would not result in an unacceptable impact on highway safety nor cause severe cumulative impacts on the road network. On this basis, the proposal is deemed acceptable in terms of highway safety and parking provision, in accordance with Policy TR4 of the Rossendale Local Plan.

Ecology / BNG

No trees, hedgerows or buildings are to be removed, and the development is exempt from mandatory BNG.

Flooding

The site is within Flood Zone 1 (lowest risk) and raises no concerns regarding flooding.

Conclusion

The proposed development is considered acceptable in principle, given its location within the Urban Boundary and its compliance with the relevant policies of the Rossendale Local Plan and the National Planning Policy Framework. The design, scale, and materials of the garage are appropriate to the character of the site and surrounding area, and the scheme would not result in undue harm to visual or neighbour amenity. There are no concerns in respect to highway safety, ecology, or flooding. Accordingly, the development is considered to accord with Policies ENV1 and TR4 of the Local Plan, Sections 2, 4 and 12 of the National Planning Policy Framework.

9. RECOMMENDATION

Grant planning permission subject to the following conditions.

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 documents, unless otherwise required by the conditions below:

- Application form, signed and dated 15/07/2025

- AC0000820722 Location Plan, received 21/11/2025
- Proposed Garage Floor Plan, received 28/08/2025
- Proposed Garage Elevations, received 28/08/2025

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

3. Redevelopment working hours

Construction works shall not be permitted outside the following hours-

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

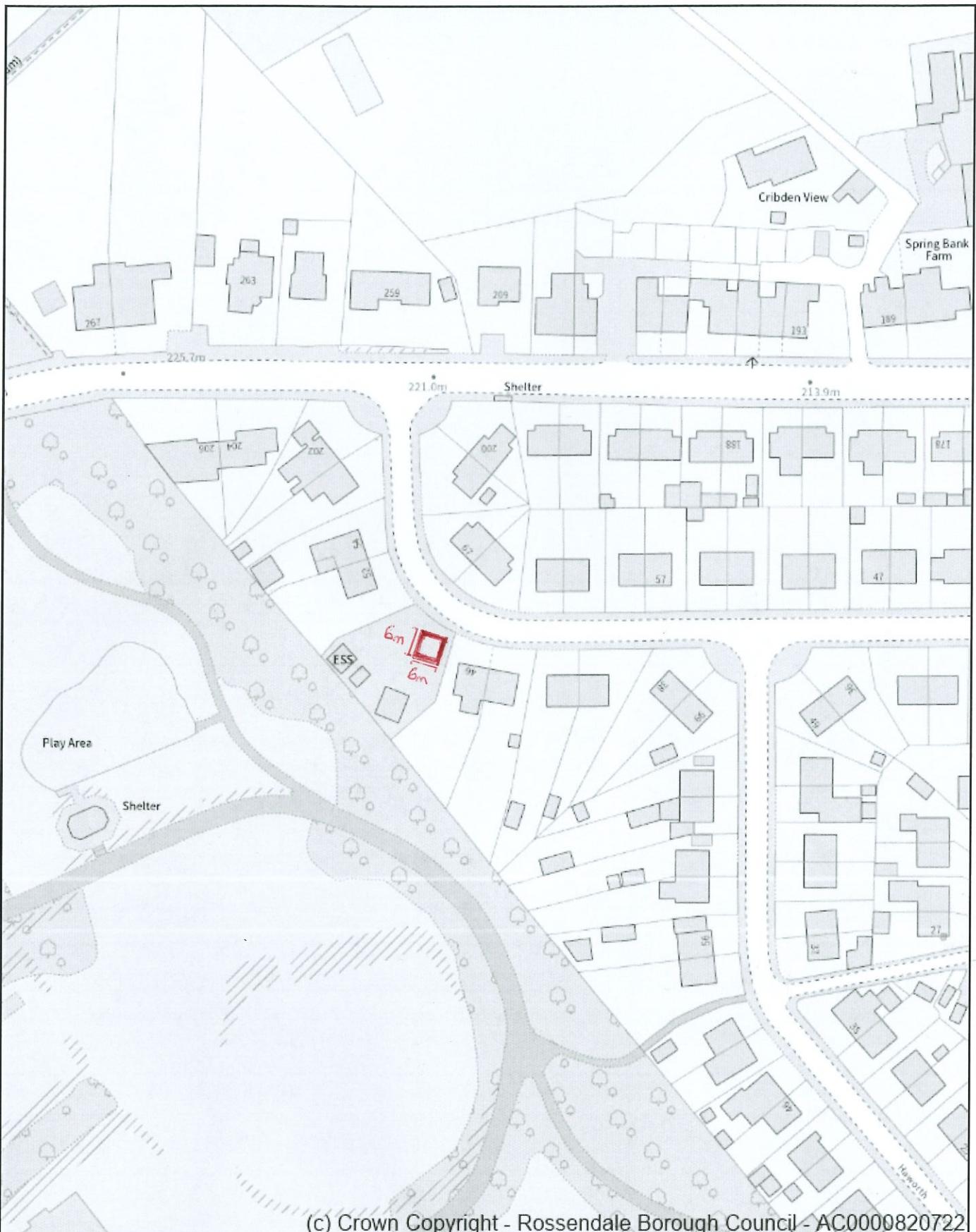
Construction hours shall not be permitted on Sundays or Bank or Public Holidays.

Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

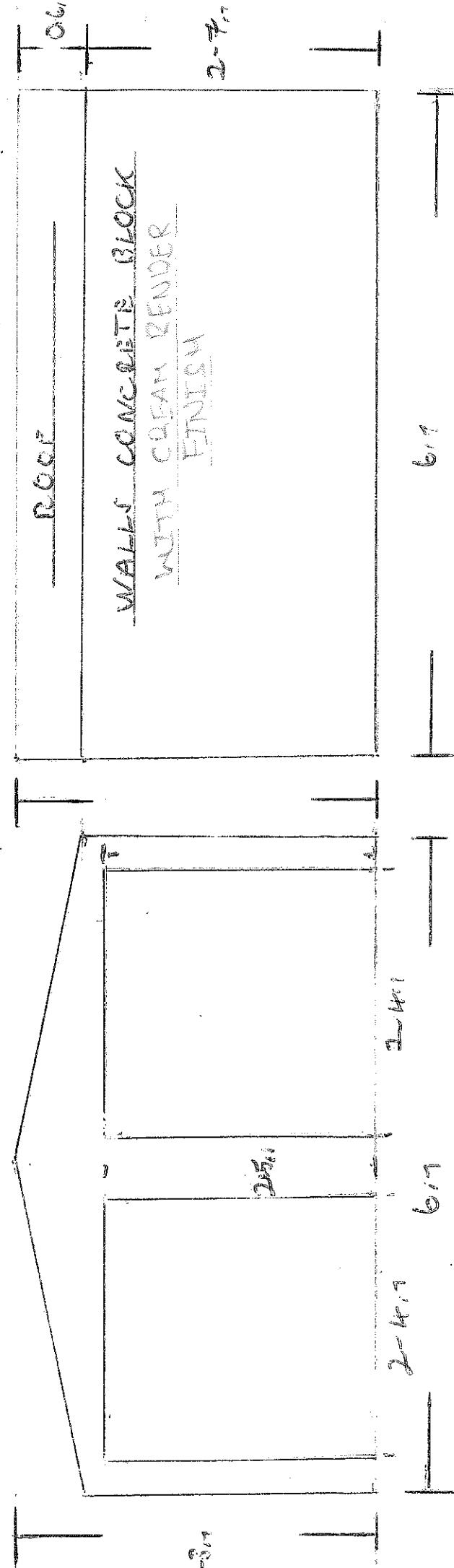
11. INFORMATIVES

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.

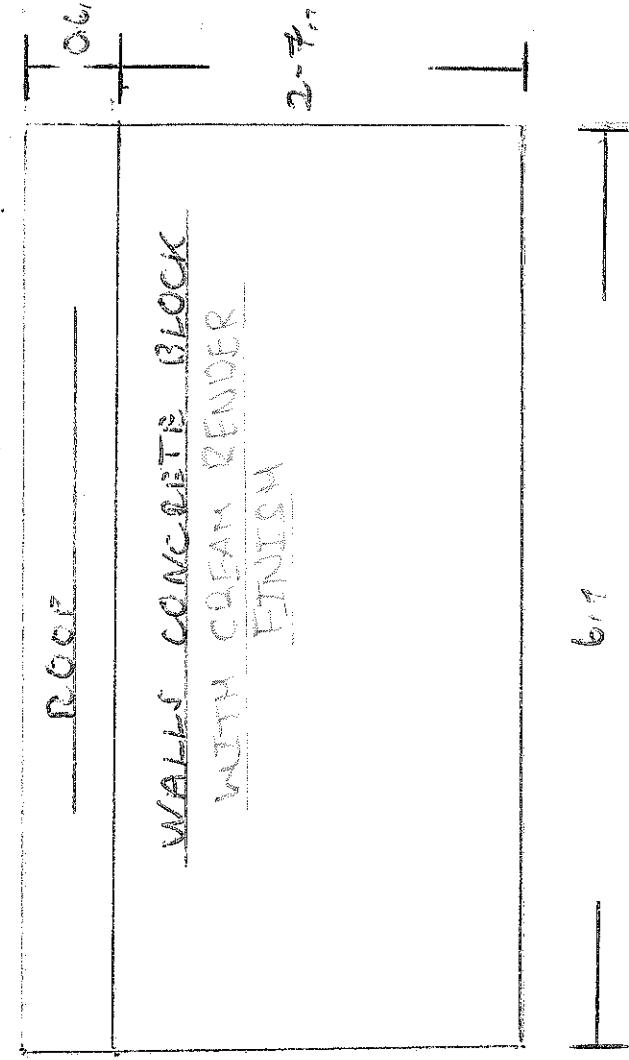


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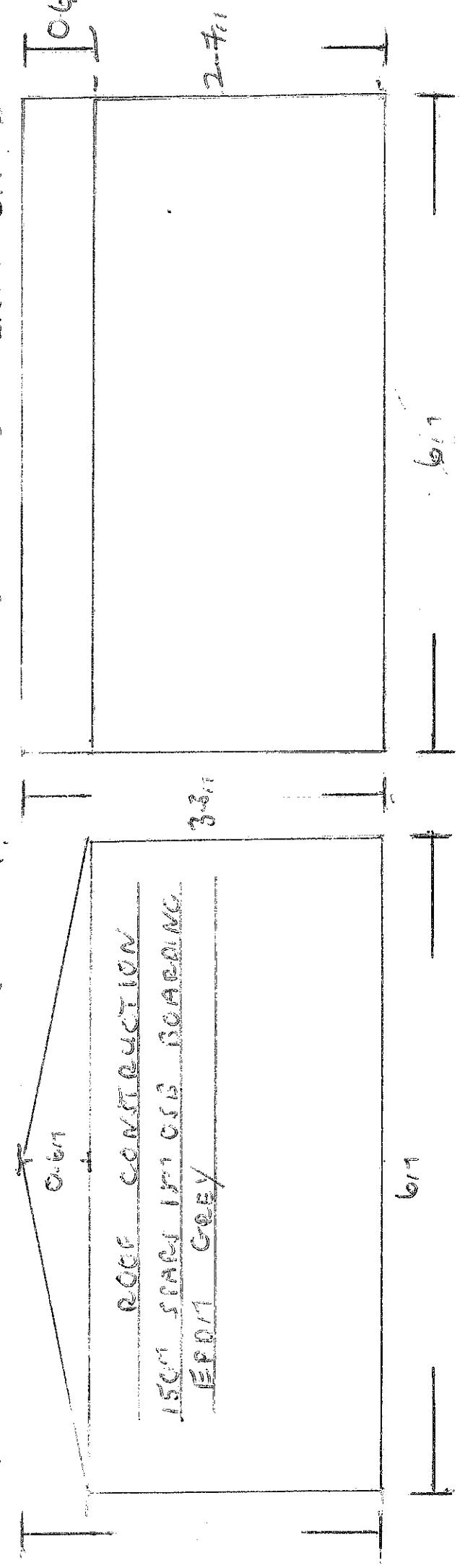
PROPOSED GARAGE FRONT ELEVATION



PROPOSED GARAGE SIDE ELEVATION

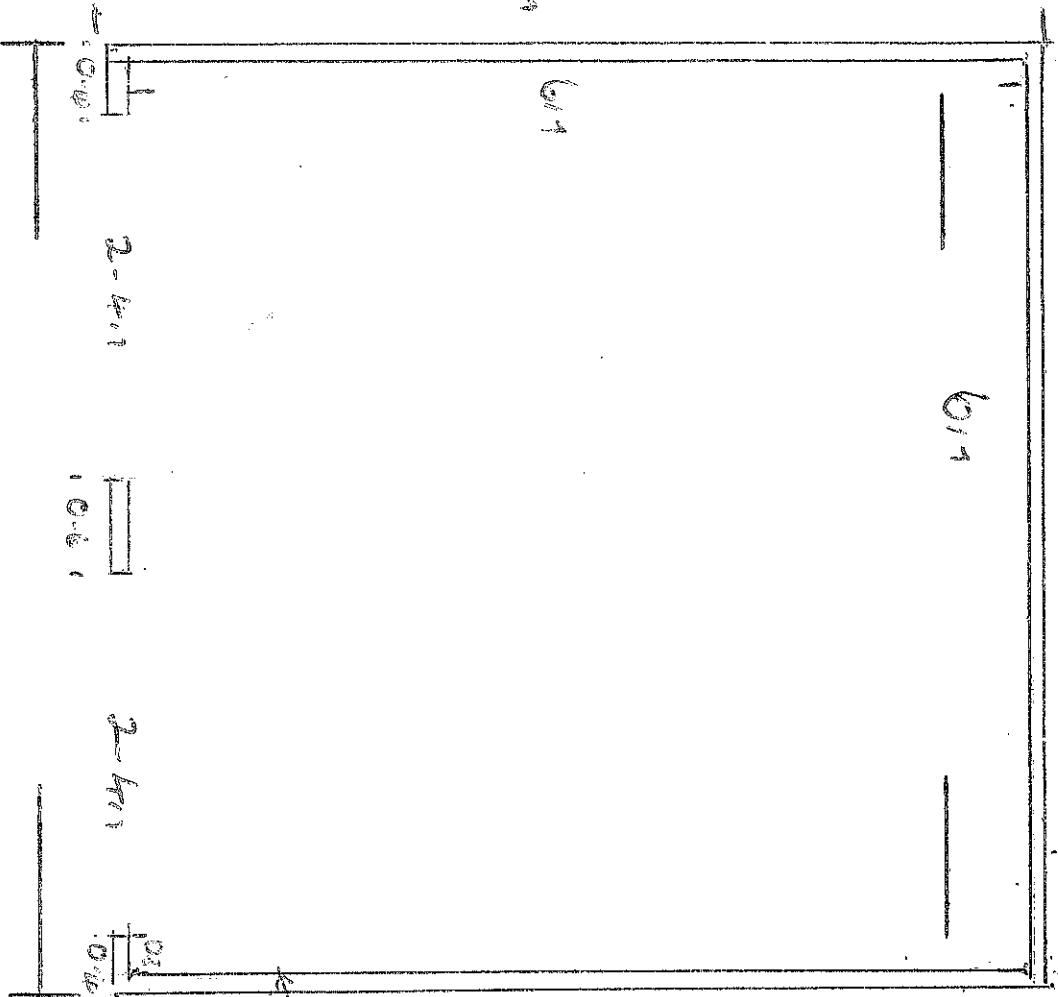


PROPOSED GARAGE REAR ELEVATION



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PROPOSED GARAGE FLOOR PLAN.



WALL CONSTRUCTION

LOCK
STEEL TRAPEZOIDAL
10 ft. F. P. RETAINING WALL
2.5 ft. BACK DROPOFF



