



## **APPLICATION DETAILS**

### **1.1 The Proposal and the Site**

This proposal seeks consent for the renovation of land to the rear of Spring Terrace off Newchurch Road, Bacup. The site is within the urban boundary and within the Council's Elevate area and forms part of a programme of environmental improvements including the provision of censor lights, metal staircase, creation of residential space, new road surfacing & provision of bin store areas.

### **1.2 Relevant Planning History**

None

### **1.3 Policy Context**

Rossendale District Local Plan

Policy DS1

Policy DC1

Policy DC4

## **2. CONSULTATIONS**

County Highways Officer – No response received

## **3. REPRESENTATIONS**

Neighbour notification together with site notices have been posted. No representations have been received.

## **4. REPORT**

The first issue for consideration is land use. The site is located within the urban boundary and therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan.

The proposal involves the environmental improvement of properties and the space around them to the rear of 234 to 256A Newchurch Road. The applicant's agent makes the following comments in support of the application *"These terraces are in the process of being improved under the Housing Market Renewal Programme, but this does not include any new pavings, bin storage, communal areas etc. Bin storage in this area is a great problem and creates an unsightly and hazardous impression along Newchurch Road, very poor street scene for the families and children living there and encourages youth nuisance.*

*Improvements fit in with many agencies remit, such as community safety and the police, bin collection and Street Scene & Liveability"* and the proposals provide for *"Two new enclosed bin storage areas will be created at either side of Spring Terrace with some smaller areas to the underneath of the balconies. Local stone will be used*

*for the walls with low railings on top which will partly disguise the bin areas. Locked gates will allow residents-only access, with wider gates for collection of the bins. It is also intended to create some communal areas beneath the balcony with low planting beds and hanging baskets. Part of this area will be gated off at the initial suggestion of the police. Wave lighting will be installed by the Community Safety Teams, to the rear and sides of some houses, thus creating a greater perception of safety. These improvements will complement the other housing proposals for the Herbert St area. Neighbourhood Management will be occurring in these areas, working with the community and helping to maximise the benefits of the environmental improvements".* The issue of highway closure will need to be the subject of an informative on any consent that may be granted.

The site is located within the urban boundary and as such accords with Policy DS1 of the Rossendale District Local Plan. The proposal is also in accordance with Policy DC1 in that it would "provide a high standard of building and landscape design, would contribute to environmental quality, and not to be detrimental to existing conditions in the surrounding area." The Council's adopted materials policy DC4, requires that local natural stone (or an alternative acceptable natural substitute which matches as closely as possible the colour, texture, general appearance and weathering characteristics of local natural stone) will normally be required for all new development in selected areas. Within those areas roofs shall normally be clad in natural stone slab or welsh blue slate, or, in appropriate cases, with good quality substitute slates. It is considered that the proposal meets these requirements and the materials employed can be the subject of conditional control.

## **5. CONCLUSION**

This proposal would provide some environmental improvement to an area to the rear of Newchurch Road in an Elevate area. Subject to conditional control, the scheme is considered acceptable.

## **6. SUMMARY REASONS FOR APPROVAL**

It is considered that the provision of landscaped areas on land off Newchurch Road would improve the local environment to the benefit of the local community. Subject to conditional control, the scheme is considered acceptable and would accord with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan.

## **7. RECOMMENDATION**

A recommendation of approval is given.

## **8. CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act
2. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

To ensure that the development will be of satisfactory appearance and to accord with Policy DC1 of the Rossendale District Local Plan.

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