

<b>Application No:</b> 2007/738	<b>Application Type:</b> Full Application
<b>Proposal:</b> Alterations to front of building, first floor extension and change of use of land to provide additional car parking facilities	<b>Location:</b> Livesey Shoe Co Ltd 206 Bacup Road Rawtenstall
<b>Report of:</b> Executive Director of Regulatory Services	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 19 <sup>th</sup> February 2008
<b>Applicant:</b> Mr A Livesey	<b>Determination Expiry Date:</b> 13 <sup>th</sup> February 2008
<b>Agent:</b> D J Lingard & Associates Ltd	

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In	<input type="checkbox"/>
Name of Member:	
Reason for Call-In:	
<b>More than 3 objections received</b>	Yes
Other (please state) .....	

**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.

## **APPLICATION DETAILS**

### **1. SITE AND PROPOSAL**

#### **1.1 Background**

The site is occupied by a shoe wholesaler and the proposed extensions and alterations are to accommodate a change in the business from the old cash and carry use into a new office led business.

#### **1.2 The Site**

The site is that of an old stone mill, with part of the buildings retained as offices. There is vehicular access from Bacup Road to a parking and service area in front of 2 linked portal frame buildings used for warehousing. An area of unused land at the rear is surrounded by stone walls and can only be accessed from within the buildings. Eastwood Street is to the east, part of a small housing development. The street is closed to vehicles at its junction with Bacup Road and accessed from Eastwood Crescent.

#### **1.3 Relevant Planning History**

None recorded.

### **2. THE PROPOSAL**

2.1 It is proposed to raise the height of the building next to Eastwood Street to allow the introduction of a first floor containing a showroom, storage and office. The extended building will be higher than the stone wall to Eastwood Street with glazing at high level. On the ground floor, the existing roller shutter would be removed and the front elevation redesigned to give access to a reception area, showroom and offices, with the rear retained as a warehouse.

2.2 It is estimated that the number of full and part time employees will increase from 29 to 66. It is proposed that the unused area of land at the rear will become a car park for 8 cars. This would entail removal of a section of the boundary wall to allow access into the car park from Eastwood Street.

### **3. POLICY CONTEXT**

#### **3.1 Rossendale District Local Plan (Saved Policies)**

DS1 – Urban Boundary  
DC1 – Development Criteria

#### **3.2 Joint Lancashire Structure Plan**

1. General Policy
2. Main Development Locations
3. Parking

#### **4. OTHER MATERIAL PLANNING CONSIDERATIONS**

4.1 PPS1 – Delivering Sustainable Development

#### **5. INTERNAL CONSULTATIONS**

5.1 **Forward Planning** – The proposal has been assessed and complies with planning policy.

#### **6. EXTERNAL CONSULTATIONS**

6.1 **LCC (Highways)** – It is pointed out that the width of the access to the car park will not allow two way traffic flow but Eastwood Street is a lightly trafficked cul de sac and there is no objection. An improvement to visibility when leaving the car park is requested but, in practice, this is not possible as it would be necessary to remove part of the existing building.

#### **7. REPRESENTATIONS**

7.1 Neighbours have been notified and a site notice posted. Four objections have been received from neighbours plus a letter from Councillor Crawforth. Points raised include the following:-

- There are no stated objections to the alterations and extensions to the buildings and the comments are restricted to concerns about the access to the car park.
- It is pointed out that there are already problems with parking and traffic and that exit from Eastwood Crescent onto Bacup Road is difficult.
- The small development on Eastwood Crescent and Eastwood Street has a mix of residents including children and elderly people who would be put in danger by additional traffic.
- The existing roads are not wide enough and unsuitable for more traffic and delivery vans.
- Access for emergency vehicles would be restricted.
- There would be noise pollution.
- The car park would attract youths and undesirable activities.
- Access to the car park should be from the other side of the building through premises belonging to Nelson Computers.

#### **8. REPORT**

8.1 The property is an existing business within the Urban Boundary and close to Rawtenstall town centre. There are two elements to the proposed development, alterations and extensions to the buildings and a new car park on unused land at the rear.

- 8.2 The first element is the modification of the existing warehouse to introduce an additional storey. It would be increased in height by approximately 2.11 metres at the eaves, bringing it above the height of the existing boundary wall to Eastwood Street. Although the building would be visible from outside the site and there would be high level windows in the side elevation there would be no significant effect on the residential amenities of occupiers of nearby dwellings, with blank gables to the houses on the opposite side of Eastwood Street.
- 8.3 The front of the warehouse building is set well back from Bacup Road and the proposed changes to the elevation will not be readily visible from outside the site. The changes include the removal of a roller shutter door and the introduction of natural stone and aluminium framed glazing which will improve the building's appearance. There are no issues concerning visual amenity.
- 8.4 The applicant estimates that the changes in the nature of the business associated with the changes to the buildings will lead to a significant increase in the number of employees. Although the property is close to Rawtenstall town center and well served by public transport it is desirable that additional car parking is provided.
- 8.5 It is proposed to bring into use a small area of land at the rear to provide 8 additional spaces. The proposed use of residential roads for access has led to objections from neighbours supported by Councillor Crawforth. The County Engineer does not object to the proposed access. There is good visibility at the junction of Eastwood Crescent with Bacup Road. Although the access to the car park is through a small residential development there would only be a small number of vehicle movements concentrated at the beginning and end of the working day. It is not possible to provide access to the car park from anywhere else. Given the small number of vehicles involved, it is not considered that the limited effect on residential amenity would justify a recommendation to refuse the application.

## **9. CONCLUSION**

- 9.1 The works proposed will assist the retention and expansion of an existing business. The concerns of neighbours about the access to the new car park would not justify refusal of the application.

## **10. RECOMMENDATION**

- 10.1 That the Committee be minded to approve the application subject to conditions.

## **11. REASONS FOR APPROVAL**

1. The property is within the Urban Boundary and is occupied by an existing business. The proposed development would be in accordance with the criteria of saved Policy DC1 (Development Criteria) and saved Policy DS1 (Urban Boundary) of the adopted Rossendale District Local Plan and with Policies 1 (General Policy), 2 (Main Development Locations) and 3 (Parking) of the adopted Joint Lancashire Structure Plan. It would not harm the character of the

area nor significantly affect the residential amenities of occupiers of nearby dwellings. There are no highway safety implications.

## 12. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with plans numbered 5210/001, 002, 003, 004, 005, 006 received on 19 December 2007.

Reason: To ensure that the development complies with the approved plans and for the avoidance of doubt.

3. The development shall not be commenced until full details, including representative samples, of the external materials of construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with the details approved.

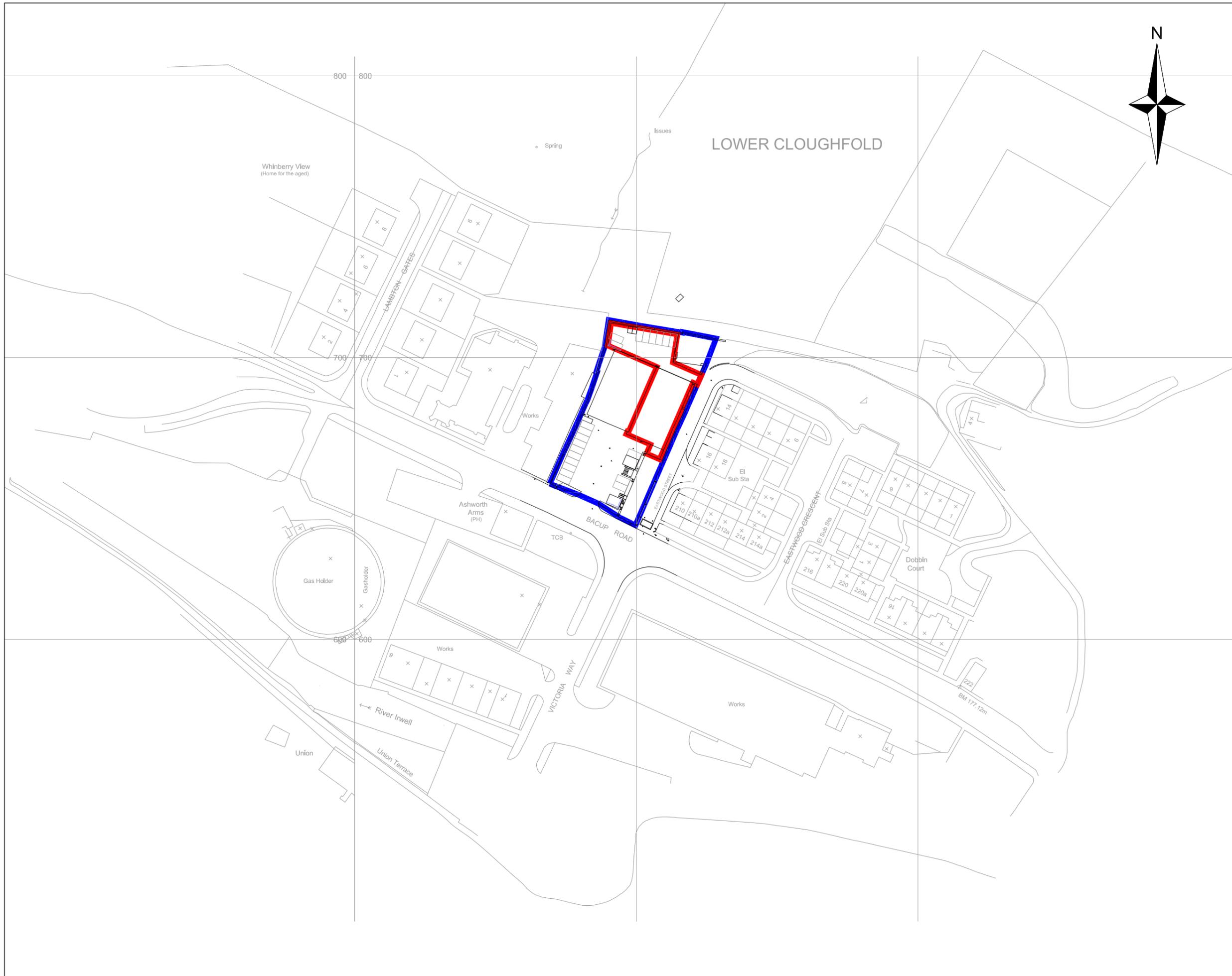
Reason: To ensure a satisfactory appearance to the development and to accord with saved Policy DC4 of the Rossendale District Local Plan

4. The extended buildings shall not be occupied until the proposed parking area has been constructed and made available for use in accordance with the submitted details. The parking area shall not be used for any purpose other than the parking of staff vehicles.

Reason: To ensure adequate off street parking, in the interests of amenity and highway safety

<b>Contact Officer</b>	
Name	John Hodkinson
Position	Consultant
Service / Team	Development Control
Telephone	07772085221
Email address	Johnhodkinson@rossendalebc.gov.uk

<b>Document Details</b>	<b>Appendix Number</b>
Committee Report dated 1 <sup>st</sup> January 2007	Appendix A
Etc	



Do not scale off drawing: work to figured dimensions only. All dimensions and levels to be checked on site before works commence. This drawing is to be read in conjunction with all relevant Architect's, Consultant's Specialist's and Sub-contractors' drawings and specifications. Report all discrepancies to Architect/Supervising Officer before work commences. All work carried out before Building & Planning Permission has been granted is at the contractor/clients own risk.  
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Notes

Rev	Remarks	Date

Client  
 Livesey Shoe Company  
 206, Bacup Road  
 Rossendale. BB4 7PA

**D. J. LINGARD & ASSOCIATES LTD**  
 CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
 28 ST. JAMES STREET,  
 ACCRINGTON, LANCASHIRE,  
 BB5 1NT.  
 TEL: (01254) 399711  
 (01254) 399044 FAX: (01254) 233804

Project  
 First Floor Extension

Drawing  
 Location Plan  
 A3@1:1250

By	MD	Date	10/12/2007	5210/007
Check	DJL	Scale	1:1250	Drwg. No. 001 Rev.



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Notes

- ABBREVIATIONS
- AC - AIR CONDITIONER
  - CBL - CABLE
  - CL - COVER LEVEL
  - EP - ELECTRIC POLE
  - GAS - GAS VALVE
  - GU - GULLY
  - IL - INVERT LEVEL
  - LP - LAMP POST
  - RWP - RAIN WATER PIPE
  - SVP - SOIL VENT PIPE
  - TC - SURVEY CONTROL
  - TW - TOP OF WALL
  - WV - WATER VALVE
  - Mb - Motorbike Parking
  - Cyl - 3 x Cycle Parking
  - Dis - Disabled Parking

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 26 ST. JAMES STREET,  
 ACCRINGTON, LANCASHIRE,  
 BB5 1NT.  
 TEL: (01254) 399711  
 (01254) 399044 FAX: (01254) 233804

Project  
 First Floor Extension

Drawing  
 Proposed Site  
 A1@1:200

By MW/MD Date 10/12/2007 5210/004  
 Check DJL Scale 1:200 Drwg. No. 001 Rev.