

<b>Application Number:</b>	2012/275	<b>Application Type:</b>	Full
<b>Proposal:</b>	Variation of Condition 2 of Planning Permission 2011/046 to provide amended house types on 20 plots, including reorientation of houses on plots 61-64 and erection of a conservatory on the house on plot 67	<b>Location:</b>	Holmefield House, Holcombe Road, Helmshore
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	18 September 2012
<b>Applicant:</b>	Taylor Wimpey	<b>Determination Expiry Date:</b>	20 September 2012
<b>Agent:</b>	N/A		

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REASON FOR REPORTING	Tick Box
<b>Outside Officer Scheme of Delegation</b>	<input checked="" type="checkbox"/> MAJOR
<b>Member Call-In</b> Name of Member: Reason for Call-In:	<input type="checkbox"/>
<b>3 or more objections received</b>	<input type="checkbox"/>
<b>Other (please state):</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 the application be approved subject to the conditions set out in Section 10 of the Report.

## 2. SITE

This application relates to a broadly rectangular parcel of land of approximately 2.2 hectares in area, development of which is proceeding in accordance with the scheme approved on appeal under planning reference 2011/046 for “Demolition of existing buildings and erection of 74 residential units comprising two, three and four bedroom houses, two bed apartments and associated access works.”

The River Ogden and a terrace of houses facing Holcombe Road (B6235) are situated to the west of the site, with other residential properties and commercial premises (including those of Musbury Fabrics) to the other side of the main road. Relatively modern detached and semi-detached residential properties occupy the higher land to the east and south of the site, separated from it by a public footpath/cycleway on the tree-lined former railway line. To the north side is a well used public footpath which runs between the main road and the residential quarter to the east, to the other side of which is Helmshore Textile Museum.

### 3. RELEVANT PLANNING HISTORY

2011/046 Demolition of existing buildings and erection of 74 residential units comprising two, three and four bedroom houses, two bed apartments and associated access works  
Allowed on Appeal subject to various conditions. Condition 2 reads as follows :

*“The development hereby permitted shall be carried out in accordance with the approved plans listed in the annex attached to this permission.”*

### 4. THE PROPOSAL

The applicant seeks approval for a variation to Condition 2 of Planning Permission 2011/046 to amend the approved scheme in the following ways :

- Amended house types to 20 plots throughout the site (all however, to remain with the same number of bedrooms and the same number of storeys);
- Re-orientation of the houses on plots 61 to 64, which will allow for the retention of the Horse Chestnut tree near the site entrance/river initially to be removed; and
- The addition of a conservatory to the rear of the house on plot 67, which is to be used as a show home for the new development.

### 5. POLICY CONTEXT

#### National Planning Guidance

National Planning Policy Framework (2012)

Section 6 Delivering a Wide Choice of High Quality Homes

Section 7 Requiring Good Design

Section 8 Promoting Healthy Communities

Section 11 Conserving and Enhancing the Natural Environment

#### Development Plan

Regional Spatial Strategy for the NW of England (2008)

Policy DP1-9 Spatial Principles

Policy RDF1 Spatial Priorities

Policy L4 Regional Housing Provision

Policy RT2 Managing Travel Demand

Policy RT4 Management of the Highway Network  
Policy EM1 Environmental Assets  
Policy EM5 Integrated Water Management

Rossendale Core Strategy DPD (2011)

AVP 6 Haslingden and Rising Bridge  
Policy 1 General Development Locations and Principles  
Policy 2 Meeting Rossendale's Housing Requirement  
Policy 3 Distribution of Additional Housing  
Policy 4 Affordable and Supported Housing  
Policy 8 Transport  
Policy 9 Accessibility  
Policy 17 Rossendale's Green Infrastructure  
Policy 18 Biodiversity, Geodiversity and Landscape Conservation  
Policy 23 Promoting High Quality Designed Spaces  
Policy 24 Planning Application Requirements

**Other Material Planning Considerations**

RBC Alterations & Extensions to Residential Properties SPD (2008)

**6. CONSULTATION RESPONSES**

LCC (Highways)

No objection

**7. REPRESENTATIONS**

To accord with the General Development Procedure Order site notices were posted on 19/07/12 and 80 neighbours were consulted by letter on the 12/07/12. A press notice was published on 20/7/12.

One objection has been received from the occupier of 300 Holcombe Road, stating:

- Impact on privacy resulting from new windows, one on each floor of the 3-storey gable of the house on Plot 52, which was previously to have no gable windows. The windows would contradict the views of the Inspector who previously considered there would be no impacts on privacy from this new house.

One other local resident has stated that they are confused by the consultation as development has already begun.

**8. ASSESSMENT**

The main considerations of the application are: 1) Principle; 2) Housing Policy; 3) Visual Amenity; 4) Neighbour Amenity; and 5) Access/Parking.

Principle

The principle of the scheme has already been accepted by virtue of extant Planning Permission 2011/046. No changes are proposed to the number of affordable housing units proposed.

Visual Amenity

The most significant change to the approved scheme would be the reorientation of houses on plots 61-64 following a commitment by the Developer to retain the horse chestnut tree adjacent to the entrance to the site/river. As approved on Appeal there would be two pairs of semi-detached houses on these plots with their fronts facing the river/Holcombe Road. As now proposed there would be a terrace of four houses with a gable facing the river/Holcombe Road and their fronts facing the access road. I am satisfied that the size, height and design of these dwellings would not unduly affect the character and appearance of the overall scheme as viewed from within or beyond the site boundary.

The conservatory proposed on plot 67 is modest in size and not inappropriate to the proposed dwelling.

The slight increase in depth of the houses proposed on plots 48 and 52, which form the end dwellings in the red bricked block of five towards the north west corner, would not unduly detract from the area or affect overall perception of the development from the adjacent footpath.

All other revisions are relatively insignificant changes, retaining the size/height/facing materials and character of the dwellings previously permitted, such that they appear similar to other dwellings within the development. Accordingly, I am satisfied that they would not cause harm to the visual amenities of the area.

The scheme is considered acceptable in terms of visual amenity.

#### Neighbour Amenity

The house on Plot 52 would have three windows in its gable, one to each floor. I note the objection from the resident of the nearest property at 300 Holcombe Road who feels that there would be a loss of privacy as a result of this change in the scheme. At a distance of approximately 30m away from No.300, well in excess of the minimum spacing standards and with the properties being significantly offset from each other, I do not consider that there would be an unacceptable loss of privacy for the objector. I have considered the comments made by the Inspector in his decision letter and I am satisfied that this view is not in conflict with his.

All other amendments within the scheme would not affect the light, outlook or privacy of neighbours due to adequate separation distances.

The scheme is considered acceptable in terms of neighbour amenity.

#### Access/Parking

There has been no objection from the Highway Authority as adequate parking and turning facilities would remain.

### **9. SUMMARY REASON FOR APPROVAL**

The proposed development is considered appropriate in principle within the Urban Boundary and, subject to the conditions, it is considered that it will not result in unacceptable detriment to visual & neighbour amenity or highway safety, having regard to the NPPF (2012), Policies RDF1/L4/RT2/RT4/EM1 of the Regional Spatial Strategy for the NW of England (2008) and Policies 1 / 8 / 9 / 16 / 17 / 18 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

### **10. RECOMMENDATION**

That permission be granted for the development of the site to be undertaken in full accordance with the Conditions of Planning Permission 2011/046 except for Condition 2, which shall read as follows :

The development hereby permitted shall be carried out in accordance with the approved plans listed in the annex attached to planning permission 2011/0046 with the plan substitutions as detailed in the covering letter to application 2012/275 submitted by HOW planning (their reference AJ/881).

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