

Application Number:	2013/0565	Application Type:	Full
Proposal:	Erection of One End Terrace Dwelling	Location:	Alden View, Alden Road, Helmshore
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	22 April 2014
Applicant:	Mr D Maguire	Determination Expiry Date:	7 February 2014
Agent:			

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	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.

1. RECOMMENDATION

That the application be Approved for the reasons set out in Section 10 of the report.

2. The Site

The application site relates to a site of a former agricultural building which was previously attached to the side of Alden Barn, a residential property and former barn, now a terraced row of four, located to the end of Alden Road in an area of countryside to the south east of the settlement of Helmshore. The properties, which are constructed in stone and slate have parking to the front with open views beyond. The land rises steeply to the rear.

The site is currently vacant, with stone retaining walls to the sides and rear and with open views to the front. The site currently contains hardstanding associated with the former barn and with some

vegetation taking hold. Immediately to the west of the site is a timber agricultural building that is not within the ownership or control of the applicant.

3. Planning History

2008/0618 Demolition of existing barn and erection of two storey extension to dwelling and the provision of a parking area to the side.
 Approved but not implemented and is now time expired

The proposed side extension as approved had a width of 6m and was to be set in from the front and rear of the house by approximately 1m and was to reach a height of 10.5m with a pitched roof, set 2m below the ridge of the house. Vehicular parking and turning was to be located to the side of the proposed extension using the existing access.

Figure 1 Approved Site Plan: 2008/0618



Figure 2 Approved Front and Side: 2008/0618



4. Proposal

Planning permission is sought for the construction of an end terrace house, to be sited within the area of the former agricultural building.

The scheme would also include a new bore hole to supply spring water to the new house. The applicant advises that this system would also have the capacity to supply all existing residents should they wish to connect into it, to provide them with water at an adequate pressure, equipped with modern filtration systems that would satisfy building regulation standards.

The applicant considers that the scheme would carefully infill what is currently a negative space that is out of character with the existing row.

They consider the scheme to be innovative, in that it includes a new and an original idea of a cultivation façade, which would allow the user to grow up to 20 different types of vegetables on the side elevation of the dwelling via an advanced rainwater irrigation system. It would be a quality, sustainable building which would improve the sites current condition and its immediate surroundings.

Following concerns raised regarding the overall volume of proposal, the scheme has been amended, removing a rear extension and reducing its overall volume from 72% of the adjoining property to 48% (the previously approved extension was 36%); the glass break, which was originally located to the front, roof and rear has been removed to the front roof slope to give a more traditional, rural character to the elevation, and additional stone has been provided to the front.

As such the building would have a width of 7m, and a depth to match the attached property. Parking would be to its side, providing for four spaces and the ability to turn within the site. Access would be from the frontages of the adjacent properties.

The front elevation would be mainly in natural stone to match the row, however, would have a glass break to provide a distinct separation between old and new. The roof would also match the existing, however would also include a louvred verge and a centrally positioned chimney stack.

To the side, the main element of the cultivation façade is at ground floor level, with a central area of glazing rising to the eaves height, with timber louvres separating the floors. The side elevation would be white rendered and contain stone quoins.

The rear elevation would be in natural stone, with a raised walkway at first floor level (similar to the neighbouring property) linking to an area of garden. The existing retaining walls to the rear would be unaffected.

5. Policy Context

National

National Planning Policy Framework (2012)

Section 1 Building a Strong, Competitive Economy

Section 3 Supporting a Prosperous Rural Economy

Section 4 Promoting Sustainable Transport

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 Policies

Rossendale Core Strategy DPD (2011)

AVP 4	Strategy for South West Rossendale
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low and Zero Carbon Sources of Energy
Policy 21	Supporting the Rural Economy and its Communities
Policy 23	Promoting High Quality Designed Spaces
Policy 24	Planning Application Requirements

6. Consultation Responses

LCC (Highways)

No objection.

Alden Road is not adopted highway but has an existing access to the adopted highway network. There is parking associated with the development and given the location of the site any parking on the access road will have a minimal impact on other properties.

RBC (Environmental Health)

No objection

7. Notification Responses

To accord with the General Development Procedure Order a site notice was published on 08/01/2014 and letters were sent to neighbours on 13/12/2013.

Four objections have been received in addition to two letters of support, one support letter is from the adjoining property.

The letters of support are summarised below:

- The current site is in a horrendous state
- The scheme has a lot of merit and sustainable design features, which I assume will be encouraged/promoted by the council.
- Will improve our exposed side wall which since demolition of the barn needs serious remedial works to bring it back to an acceptable standard both visually and structurally.
- The fact that the applicants are proposing their own private water supply and independent sewerage system ensures that there would be no negative impact on the other 4 no. houses.
- Overall, we feel the submitted proposals will enhance the area immensely. A new build designed and built to the standards detailed in this application would be a tremendous improvement.
- The scheme will generate employment for local tradesman during the construction phase.

The objections are summarised as follows:

- Adequacy of the spring water supply.

- Development out of character with the area - Describing it as an addition to an existing terrace seems a little misleading. It is a house being built on the site of a demolished barn at the end of an existing barn conversion.
- Conflicts with Core Strategy Policies and the NPPF
- Unsustainable location
- Effect on the amenities of residents, by way of noise, traffic, loss of privacy
- Effect on the access road, which already suffers from wear and tear.
- The proposed site has poor access and is in fact accessed via the parking bays of the neighbouring properties, being totally obstructed should there be a car parked outside the neighbouring property.
- Has any social or economic need been demonstrated, or any benefit to the local community
- Concern arises over parking provision during construction.
- Adding another connection to the broadband on the current network could result in considerable degradation of performance.

The applicant has responded to the objections and the amended plans have taken on board neighbours' comments, where considered applicable.

8. **ASSESSMENT**

The main considerations of the application are:

- 1) Principle; 2) Housing Policy; 3) Visual Amenity;
- 4) Neighbour Amenity; 5) Access/Parking;

Principle/Housing Policy

The site is located in an area of countryside where, in accordance with national and local policy erection of new residential development is not normally permitted. Accordingly there is a presumption against such a development.

However, I am mindful that this application is to be located on the site of a former agricultural building of considerable size, and the resulting demolition of which has left the site in a somewhat derelict and run down state. Importantly, the site has until recently had a permission for an extension not insignificant in size, and which would have to some extent, with its resulting parking and turning, infilled the area where this dwelling is now sought. The proposed house would not be unduly larger than the extension permitted, resulting in a volumetric increase of 48% of Alden View. In addition it contains innovative elements to it, and features that contribute to environmental sustainability. In the circumstances the scheme is not considered to cause unacceptable harm or set a precedent. Accordingly, on balance I consider the above matters carry sufficient weight in favour of the application to outweigh the presumption against.

Visual Amenity

The proposed scheme provides for an acceptable balance between traditional and contemporary design, both respecting the traditional features of the area and the row, and adding modern design elements. I do not consider the size or massing out of character with the row and nor do I consider that it would cause demonstrable harm to the essentially open and rural character of the countryside.

Neighbour Amenity

I am satisfied that the scheme as amended would have no significant impact on the light, privacy or outlook of neighbours. The house would be to the end of the row, and the immediate neighbour is in support of the scheme. I do not consider that an additional dwelling in this location would significantly increase noise levels via traffic or use.

Access / Parking

Objectors concerns are noted, however, LCC Highways has not raised objection to the scheme. An additional dwelling in this location would not significantly increase traffic movements upon occupation. Traffic movements during the construction period would inevitably be greater, but these would only be temporary.

Water Supply

As the scheme includes provision for a separate water supply I do not consider that objections relating to the scheme effect on the water supply of other properties in the area can be substantiated.

9. RECOMMENDATION

That Committee approve the application

10. SUMMARY REASON FOR APPROVAL

The site is located in an area of countryside where, in accordance with national and local policy, erection of a new residential development is not normally permitted. The proposed scheme, however, would result in a development that would not be unduly greater in volume than a development previously approved on site, and overall would enhance the visual amenities of the area, infilling a site in an unkempt state that detracts from the areas character, whilst in itself containing environmentally sustainable and innovative elements, helping to raise design standards. Furthermore, the scheme would not be unduly detrimental to the amenities of neighbours or highway safety. Accordingly it is considered that on balance the above matters carry sufficient weight in favour of the application to outweigh the presumption against, having regard to the NPPF and Policies 1, 2, 3, 9, 19, 23 and 24 of the Council's adopted Core Strategy DPD 2011.

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. The development shall be carried out in accordance with the amended plans dated as received 13 February 2014, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.
Reason: To ensure the development complies with the approved plans and submitted details, in accordance with Policies 1 and 24 of the adopted Core Strategy DPD.
3. No development shall take place until samples of the facing materials to be used in the construction of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).
4. The parking facilities hereby approved shall be constructed with a hard permeable surface prior to first occupation of the dwelling. These areas shall thereafter be kept freely available

for use as such, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and to ensure adequate drainage of the site, in accordance with Policies 1 and 24 of the Council's Core Strategy.

5. Prior to the commencement of development a Site Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Construction Plan shall include details of : construction traffic parking; & construction compound location. The approved Site Construction Plan shall be implemented and adhered to throughout the construction period.

Reason: To protect the amenities of neighbours and in the interests of highway safety, in accordance with Policies 1 and 24 of the Council's Core Strategy.

6. Prior to commencement of development a scheme of landscaping and boundary treatment shall be submitted to the Local Planning Authority to include details of : retaining walls/boundary walls/fences/gates/hard-surfaced external areas; measures for the protection of trees to be retained. Any retaining walls/boundary walls/fences/gates/hard-surfaced external areas forming part of the approved scheme shall be completed prior to first occupation of the dwelling. Any planting forming part of the approved scheme shall be carried out in the following planting season and any trees or shrubs removed, dying or becoming seriously damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will be of satisfactory appearance, in accordance with Policies 1 and 23 of the Council's Core Strategy DPD (November 2011).

7. This site must be drained on a separate system, with only foul drainage connected into the foul sewer.

Reason: To prevent flood risk, in accordance with comments received from United Utilities and Policies 1 and 24 of the adopted Core Strategy DPD (2011).

8. Any ground / construction works associated with the development hereby approved, including deliveries to the site, shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00am and 1:00pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of neighbours, in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.