

TITLE: 2006/205 REFURBISHMENT OF GROUND FLOOR SHOPS AND EXISTING FIRST FLOOR FLAT. CONVERSION OF 1 FIRST FLOOR & SECOND FLOOR ROOMS TO THREE SELF CONTAINED FLATS AND NEW ACCESS AT 460 – 462 NEWCHURCH ROAD, STACKSTEADS

TO/ON: DEVELOPMENT CONTROL COMMITTEE 30TH MAY 2006

BY: TEAM MANAGER DEVELOPMENT CONTROL

APPLICANT: MR D DRISCOLL

DETERMINATION EXPIRY DATE: 15TH JUNE 2006

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.

Site and Proposal

The applicant seeks approval for the refurbishment of the ground floor shops and existing first floor flat as well as the conversion of 1 first floor and second floor rooms to three self contained flats and new accesses at the above address.

Relevant Planning History

2005/393 - Refurbishment of existing flats and shops and change of use of office to a flat at 460 – 462 Newchurch Road, Stacksteads. WITHDRAWN

2005/577 - Refurbishment of ground floor shops and existing first floor flat. conversion of 1 first floor & second floor rooms to three self contained flats and new access at 460 – 462 Newchurch Road, Stacksteads. WITHDRAWN

Notification Responses

Site notices were posted and to date, no responses have been received.

Consultation Responses

County Highways

The proposed development does not detail any off-street parking or indicate control of any land other than the building. I must assume that the development will increase the demand for on-street parking which will increase the conflict with other road users to the detriment of highway safety and the free flow of traffic. Therefore, it is recommended that this application be refused.

RBC Forward Planning

No response.

Development Plan Policies

Rossendale District Local Plan

Policy DS1

Policy DC1

Joint Lancashire Structure Plan

Policy 1

Policy 2

Policy 12

Parking standards

Other Material Planning Considerations

PPS1

PPG3

PPG13

Planning Issues

The location for the proposed development is within the urban boundary and therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan. The proposed development is located within a main development location, as identified in the Structure plan and therefore, is in accordance with Policies 1 and 2 of the Joint Lancashire Structure Plan.

The proposed development involves the re-use of an existing building and therefore is in accordance with government guidance, in the form of PPG3, which states that the government is committed to maximising the re-use of previously developed land and the proposal to provide 60% of new housing on brownfield sites or conversion of existing buildings.

The proposed development will have no significant adverse impact upon the amenity of the neighbouring properties. The dormers on the rear elevation have been designed, so as to ensure the minimal loss of light to the nearby dwellings on the eastern elevation. The proposed development will have no significant impact upon the loss of privacy. The rear elevation overlooks industrial land and it is proposed to utilise existing openings within the building. Therefore the proposal is in accordance with Policy DC1 of the Rossendale District Local Plan.

No off-road car parking has been allocated and therefore the proposed development is contrary to the Council's adopted car parking standards. The highways authority have objected to the lack of parking provision, which will increase the demand for on street parking, which will increase the conflict with other road users to the detriment of highway safety. Therefore, it is considered that the proposed development is contrary to the Council's adopted car parking standards and Policy DC1 of the Rossendale District Local Plan.

Assessed against the Housing Policy Position Statement (as approved at Executive Committee on 17th August 2005), the proposed development is located within the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative Area. The proposed development may positively contribute to urban regeneration within the Bacup, Stacksteads and Britannia areas, which is in accordance with the Housing Policy Position Statement. However, the proposed development will result in the net gain of dwellings and insufficient evidence regarding the local housing need has been submitted. Therefore, the proposed development is contrary to the Housing Policy Position Statement.

A major issue associated with this application, is one of housing supply. The level of supply is calculated by deducting the total number of completions (992 identified in Housing Land Position Report) from the number of dwellings identified in the Structure Plan (ie of 1920), equating to a remaining provision of 928. The number of dwellings with planning permission equates to 1268. Therefore, the number of dwellings with planning permission, in addition to the number of dwellings lost, equates to an oversupply of 255 dwellings. Therefore, it is considered that there are sufficient residential planning permissions to meet Rossendale Borough Council's housing requirement to 2016 and that the proposed development would be contrary to Policy 12 of the Joint Lancashire Structure Plan (2001-2016).

Recommendation

That planning permission should be refused, for the following reasons:

Reasons

1. The proposed development would increase the demand for on-street parking, which would create a conflict with other road users, to the detriment of highway safety. Therefore, it is considered that the proposed development is contrary to the existing conditions within the locality and Policy DC1 of the Rossendale District Local Plan.

2. It is considered that the development is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of Policy 12 of the Joint Lancashire Structure Plan 2001 – 2016 and the Housing Policy Position Statement.

Local Plan Policies

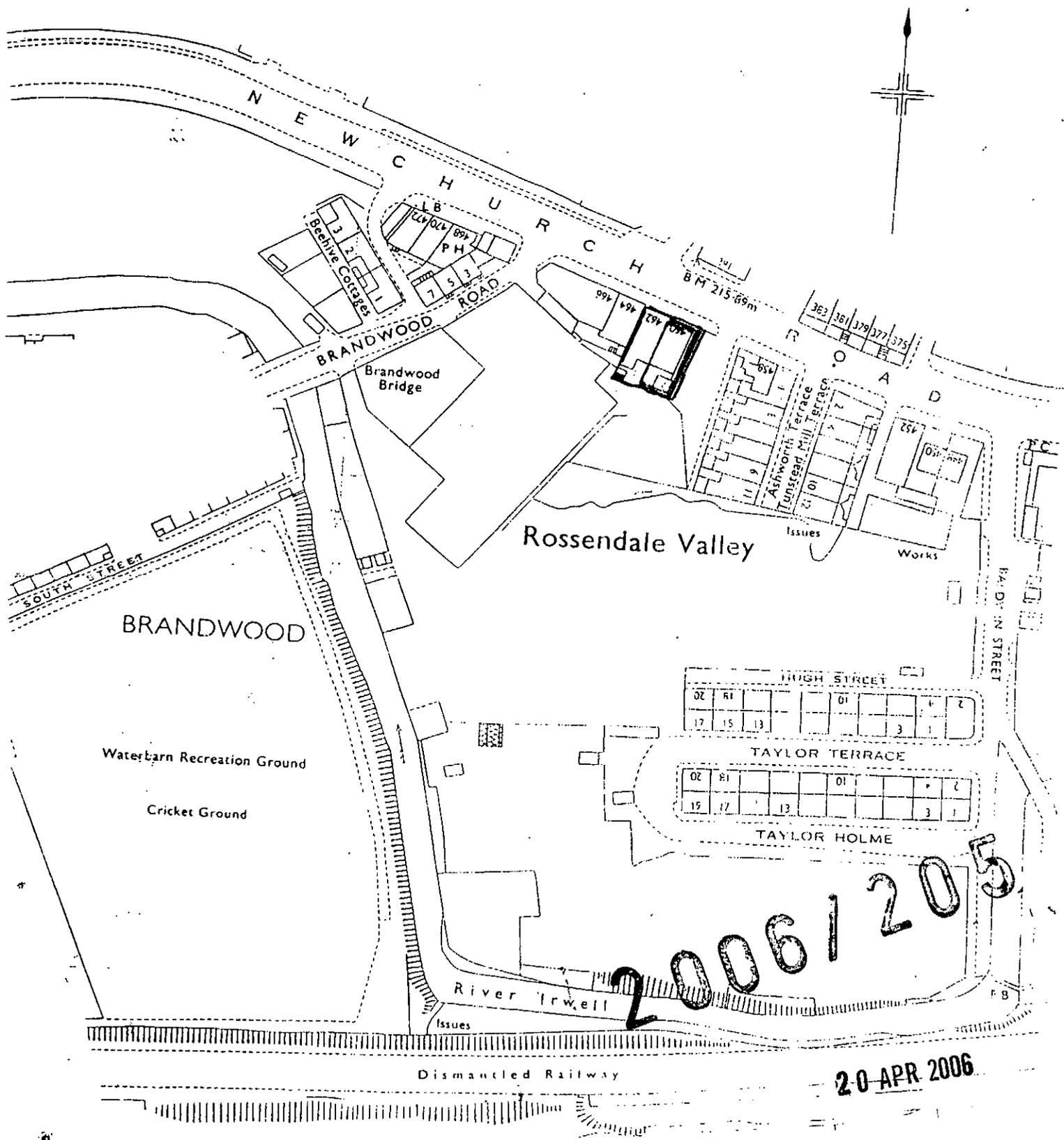
DS1
DC1

Structure Plan

Policy 1
Policy 2
Policy 12

1. LAND REGISTRY

TITLE NUMBER	
LA 432530	
CE SURVEY REFERENCE	SD 8421
SECTION	E
Scale 1/1250	
LANCASHIRE DISTRICT ROSSENDALE	
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