1. **SITE AND SURROUNDING AREA**
The application site is used as a HMO, housing homeless people, and accordingly constitutes a Class C2 use. The main building is a large detached 2-storey building of mainly stone/slate construction and occupies a large plot that is of broadly triangular shape. There are three 1-storey buildings on the site. That at the entrance to the site has a mono-pitch roof, with a black roller shutter door, and has a large area of hardstanding which encircles it and is used for vehicular access. The other two 1-storey buildings are in residential use, the smaller of which is in the eastern corner of plot and is the subject of this application. To the east of the main building there is a static caravan, unlawful by reason of a Condition of 2009/339.

The site is within the Urban Boundary of Whitworth as designated within the Rossendale District Local Plan (1995).

2. **RELEVANT PLANNING HISTORY**

<table>
<thead>
<tr>
<th>APPLICATION NUMBER</th>
<th>DECISION LEVEL</th>
<th>PROPOSAL</th>
<th>DATE FOR DECISION</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>2011/263</td>
<td>Delegated</td>
<td>Erection of conservatory to the front of the bungalow and erection of garage to east elevation of property</td>
<td>23/08/2011</td>
<td>Mount Pleasant, Ivy Bank, Studd Brow, Whitworth</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Erection of detached garage</td>
<td>05/08/2011</td>
<td></td>
</tr>
</tbody>
</table>

**1999/458**  
Erection of detached garage  
Approved

**2003/012**  
Construction of bungalow  
Approved

**2004/625**  
Change of use of existing garage & extension to form bungalow  
Refused

**2008/146**  
Retention of caravans for use in conjunction with the care home  
Approved

**2008/385**  
Retention of 4 caravans for use in conjunction with home for the homeless  
Temporary Approval

**2009/339**  
Conversion and extension of garage into accommodation unit to replace static caravan  
Approved
3. **PROPOSAL**
The applicant seeks permission for the erection of:
- a conservatory to the front of that outbuilding at the eastern tip of the site; and
- a detached garage to the east side of the main building where the static caravan is located.

The conservatory would extend forward of the building by 3.5m and be 5.5m wide with a ridge-height of 3.8m (1m below the ridge of the building to which it will be attached). The conservatory would have a stone base, with a brown UPVC frame.

The garage would be approximately 9m in length, 3.5m in width and 4m to the ridge. It would have a roller shutter door and be constructed of stone and slate.

4. **CONSULTATION RESPONSES**
- Whitworth Town Council
  Support the application

5. **NEIGHBOUR NOTIFICATION RESPONSES**
To accord with the General Development Procedure Order a site notice was posted on 01/07/2011 and 2 neighbours were consulted by letter on 28/06/2011.

No neighbour comments

6. **RELEVANT PLANNING POLICIES**
- **National**
  - PPS1 Sustainable Development
  - PPS3 Housing
  - PPG13 Transport

- **Development Plan**
  - Regional Spatial Strategy for the North West (2008)
  - DP1-9 Spatial Principles
  - RT2 Managing Travel Demand
  - RT4 Management of the Highway Network
  - EM1 Environmental Assets

- **Rossendale District Local Plan (1995)**
  - DS1 Urban Boundary
  - DC1 Development Criteria
  - DC4 Materials
7. ANALYSIS
The main considerations of the application are: 1) Principle; 2) Visual Amenity
3) Neighbour Amenity and 4) Access/Parking

Principle
The application site is within the defined Urban Boundary and, as such, the proposed development is acceptable in principle.

Visual Amenity
The proposals would be barely visible from viewpoints outside of the application site.

The design and materials of the conservatory are acceptable and of an appropriate scale for the size of the existing building. Likewise, the garage would not be overbearing in the context of the site and its facing materials would match those of the main building. The roller-shutter door will not enhance its appearance, but reflects that of the existing garage and will not be visible from beyond the boundaries of the site. It is considered appropriate to condition that it be coloured black to mitigate its detriment.

Neighbour Amenity
Westville to the south of the site is nearest to the proposed conservatory. The door of the conservatory on the side elevation facing Westville would be separated from the boundary by a 1.8m high timber fence and approximately 4.5m away.

It is considered the proposals would not significantly impact upon light, outlook and privacy currently enjoyed by neighbours due to existing boundary treatments and the separation distances between the applicants property and neighbouring properties.

Access/Parking
The proposed scheme would not reduce the amount of off-street parking or require the need for additional parking. The scheme is therefore considered acceptable in terms of access/parking.

8. SUMMARY REASON FOR APPROVAL
The proposed development is appropriate in principle in the Urban Boundary and would not unduly detract from visual and neighbour amenity or highway safety. It is considered that the development is in accordance with PPS1/PPS3/PPG13, Policies RT2/RT4/EM1 of the Regional Spatial Strategy, Policies DS1/DC1 of Rossendale District Local Plan.
9. **RECOMMENDATION**

Approve with Conditions.

10. **CONDITIONS/REASONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   **Reason:** To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the drawings date stamped 28/06/2011 and supporting documents date stamped 28/06/2011, 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 to protect visual and neighbour amenity, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.

3. All materials to be used in the elevations and roof of the proposed development shall match in colour, form and texture to those of the existing dwelling and as stated on the submitted forms 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 Policy DC1 of the adopted Rossendale District Local Plan.

4. The garage and conservatory hereby permitted shall be used by occupiers of Mount Pleasant residential institution for purposes incidental to the enjoyment and functioning of this residential institution and not for trade or business purposes.
   **Reason:** To protect neighbour amenity and in the interests of highway safety, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.

5. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm 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 Policy DC1 of the adopted Rossendale District Local Plan.

**CASE OFFICER**……………………………………………………………………DATE:………

**PRINCIPAL PLANNING OFFICER**……………………………………DATE:………