Proposed side extension at 50 Hurst Lane, Rawtenstall

Planning Statement

October 2011
Prepared by Hartley Planning and Development Associates Ltd
The proposal is to erect a single storey side extension, set back from the front
elevation of the house, to create a garage with storage above and WC and garden
room to rear. The proposed development allows for 3 vehicles to park off the
highway in respect of this three bedroom property. The application falls to be
determined against Policy DC1 of the adopted Rossendale District Local Plan and
the Council’s SPD: Alterations and Extensions to Residential Properties. Taking
each in turn;

Policy DC1 of the Rossendale District Local Plan

Development control policy DC1 sets the general context against which applications
will be judged:-

“The Council aims to ensure that all new development is in accordance with the
objectives and policies set out in the district plan. In general, all development
proposals will be expected to provide a high standard of building and landscape
design, to contribute to environmental quality, and not to be detrimental to existing
conditions in the surrounding area. After taking into account any likely future
extension, developments should not take more land than is reasonably necessary,
nor should they prejudice the future development of any wider area. All applications
for planning permission will be considered on the basis of the following criteria:-

- “location and nature of proposed development, including its relationship to
  existing and other proposed land uses;
  The site is within the defined urban area for Rawtenstall and the proposed
  extension would be subordinate in scale to the original house. The single storey
development would be set back from the front wall of the house (and indeed the
  front porch) and would be built some distance from the neighbouring property.
- size and intensity of proposed development;
  The extension would be in scale and proportion with the house. A single storey
garage would be removed to make way for the single storey side extension
- relationship to existing services and community facilities;
The site is located close to Rawtenstall Town Centre and allowing this development will ensure that the existing family house is improved for the benefit of future generations.

- relationship to road and public transport network;

The site is close to Newchurch Road and Rawtenstall Town Centre where there is good public transport provision

- likely scale and type of traffic generation;

The impact would be neutral

- likely level of air, water and other environmental pollution, including noise nuisance and the possible creation of any risk or hazard to surrounding land uses;

The proposal would not result in pollution or cause any hazard to surrounding land uses

- likely effect on existing trees and other natural features of the development site;

There would be no impact on trees

- arrangements for servicing and access to proposed development, including access for pedestrians, disabled people and emergency services;

A replacement garage is proposed and in addition two other cars would be able to park on the drive.

car parking provision;

See above

- sun lighting, daylighting and privacy provided;

Single storey development is proposed and furthermore gable elevation of the neighbouring property is blank with no window or door openings

- density, layout and relationship between buildings;

The extension would be single storey only and set back from the front wall of the house.

- visual appearance and relation to surroundings;

The area is residential and there have been numerous extensions in this area. The proposed development would be built in matching material and the roof pitches proposed would follow the roof pitch and profile of the existing house.

- landscaping and open space provision;

The proposal would have no impact on existing landscaping or open space
- the needs of watercourses and the impact upon man-made or other features of local importance

No impact

Photograph showing no window or door openings to the gable elevation of the neighbouring property. The proposed single storey extension would be set back from the front wall of the house and therefore would not be conspicuous when driving or walking along Hurst Lane.

Single Storey side Extensions – Alterations and Extensions to Residential Properties (June 2008)

Flat roofed side-extensions (in visibly prominent locations) to properties with a pitched roof will not normally be permitted; and Single storey side extensions on corner plots should not normally occupy more than half of the available width of the side area or should normally leave a minimum of 2m from the highway to the side wall of the proposed extension. However, a lesser set back may be acceptable where the prevailing pattern of development in the locality is typified by relatively shallow frontages.
A pitched roof is proposed. There are no flat roofs proposed. This is not a corner plot.

Other policy matters

Planning for Growth

In his letter of the 31 March, 2011 the Chief Planner to the DCLG refers LPA’s to the content of the Government’s Planning for Growth as mentioned in the recent budget statement.

He refers to the written statement of the Minister for Decentralisation (Mr Greg Clark) and adds that “this statement is capable of being regarded as a material planning consideration”.

The Minister states:-

_The Chancellor of the Exchequer has today issued a call to action on growth, publishing an ambitious set of proposals to help rebuild Britain's economy. The planning system has a key role to play in this, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible…_

_The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy._

_The Chancellor has today set out further detail on our commitment to introduce a strong presumption in favour of sustainable development in the forthcoming National Planning Policy Framework, which will expect local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate……_

_When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:_
(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;
(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

In a press release of the 23 March, 2011 the DCLG quotes the Secretary of State as follows:-

Eric Pickles: Radical changes in housing and planning will drive local growth
Published 23 March 2011

“Every new home built will create jobs in the UK building industry”.

Draft National Planning Policy framework

The presumption in favour of sustainable development

13. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. A positive planning system is essential because, without growth, a sustainable future cannot be achieved. Planning must
operate to encourage growth and not act as an impediment. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

14. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

26. Up-to-date Local Plans, i.e. Local Plans which are consistent with this Framework, should be in place as soon as practical. In the absence of an up-to-date and consistent plan, planning applications should be determined in accord with this Framework, including its presumption in favour of sustainable development.

Size of the extension

Single storey

Garage (Gross external area)  29.56m²

Garden room and toilet (GFA)  20.40m²

Materials

The proposed plans contain details of materials.

Walls are to be sand cement rendered and painted white to match the existing

The roof is to be blue slate to match the existing

Landscaping

No change

Conclusion
This proposal fully accords with policy DC1 of the Rossendale District Local Plan and the SPD: Extensions and Alterations to Residential Properties and therefore the Council is asked to approve planning permission.