

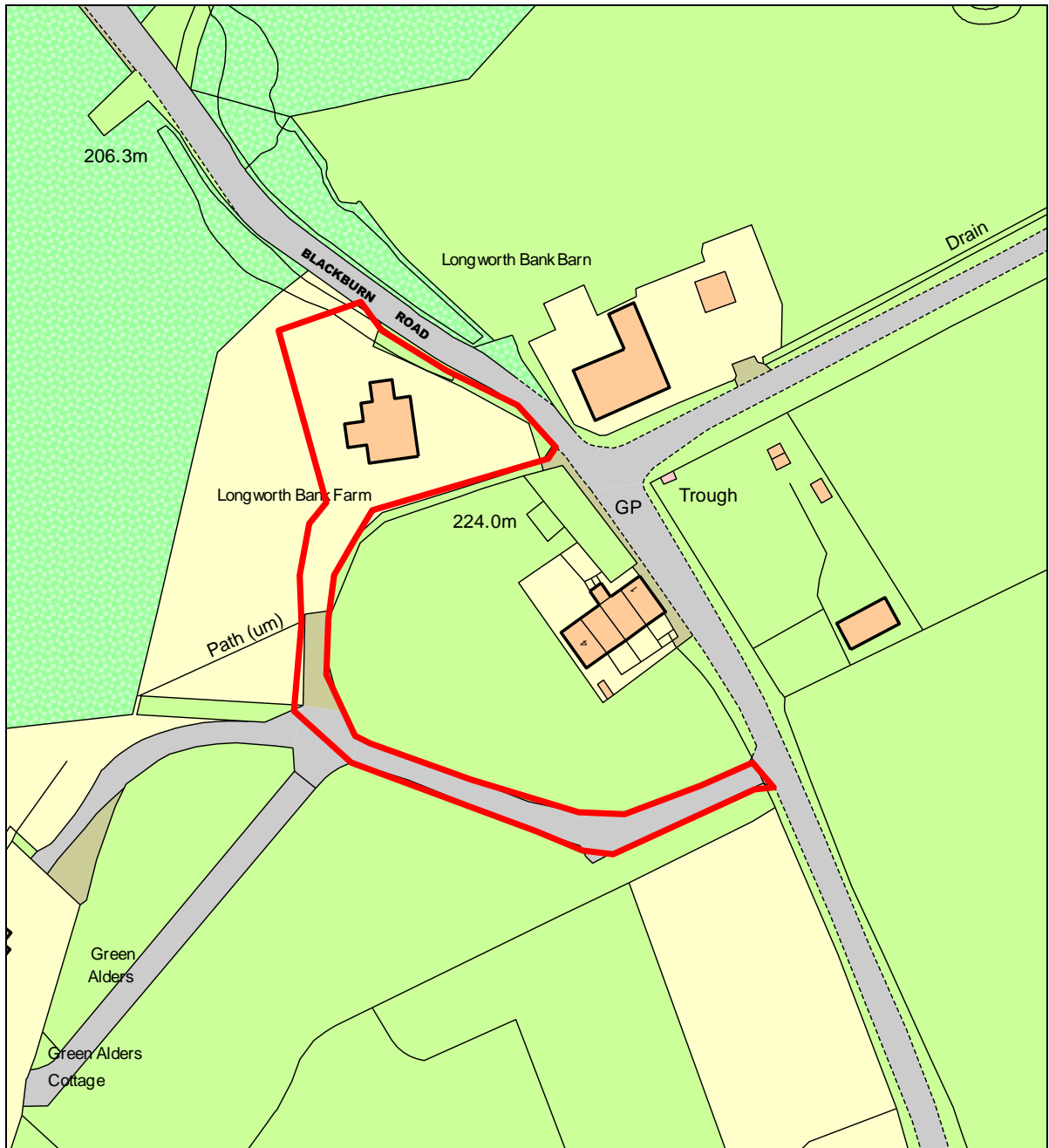
Proposed development: Full Planning Application (Retrospective) for Retrospective application for garage with office space above

Site address: Longworth Bank Farm, Blackburn Road, Turton, Bolton, BL7 0QF

Applicant: Mr S Oakes

Ward: North Turton With Tockholes

Councillor Colin Rigby	
Councillor Jean Rigby	



1.0 Details of application

- 1.1 This application is referred to Committee due to the receipt of objections and subsequent request from the Chair of Planning and Highways Committee.
- 1.2 The proposal relates to a recently constructed replacement dwelling in a prominent and elevated position adjacent to Blackburn Road, close to the junction with Moorside Road. The replacement dwelling was granted consent under approval reference 10/09/0628, this approval also granted consent for a detached garage. A subsequent consent (10/14/0876), approved at the November 2014 Planning and Highways Committee, increased the size of this garage. Construction of this garage has commenced.
- 1.3 Planning consent is now sought for construction of a detached double garage, increasing the size of the garage approved under 10/14/0876. This proposal increases the footprint of the garage when compared to the original approval to - 7.66m in width (7.5m originally), 6.39m in depth (6m originally), 5.16m to ridge and 2.4m to eaves (5m to ridge, 2.2m to eaves originally). An external stair will provide pedestrian access to the office accommodation in the roof void.

2.0 Development Plan

- 2.1 The following policies of the development plan are of relevance:

Local Plan Part 2 (December 2015):
Policy 3. The Green Belt.
Policy 8. Development and People.
Policy 10. Accessibility and Transport.

3.0 Planning history

- 3.1 The following planning applications are of relevance to this proposal:

10/09/0628 – proposed demolition and rebuild of one detached dwelling and detached garage – approved subject to condition on 30th October 2014 under Delegated Powers.

10/12/0051 – Demolition and rebuild of one detached dwelling with associated parking and landscaping – approved subject to condition on 19th March 2012 under Delegated Powers.

10/14/0876 – Double garage with office space above – approved by November 2014 Planning and Highways Committee.

4.0 Consultations

- 4.1 Residents adjacent to the site have been notified by letter, a Press and Site Notice have also been undertaken. Several objection letters have been received, please refer to paragraph 7.0 for a summary of any representations received.
- 4.2 Turton Parish Council
The Parish Council objects to this proposed development on the grounds that it is an overdevelopment of an already over developed site, and that the proposed garage, by virtue of its siting and height, will lead to a loss of visual amenity for adjacent residents.
- 5.0 Issues/Comments
- 5.1 The main issues pertinent in the assessment of this proposal are principle of development, design, residential amenity and highway safety.
- 5.2 Policy 9 of the newly adopted Local Plan supports the extension of dwellings within Green Belt locations provided that it does not result in disproportionate additions over and above the size of the original building. Resident objections have been received relating to the scheme being obtrusive, not enhancing the rural setting or blend in with the landscape or the house on the site.
- 5.3 The proposal increases the footprint of the approved garage by approximately 3 square metres, through a small increase to both the width and depth of the structure, height is to increase by approximately 0.16m. An external stair is also proposed, being relocated from within the garage as approved. Members should note that assessment of the most recently approved garage on the site concluded that the developed footprint, including house and garage, was less than that associated with the original farmhouse.
- 5.4 The garage is sited adjacent to the gabion supporting wall to the south of the site and, at its closest point, 4m from Blackburn Road. Landscaping is proposed, including hedge and tree planting to the boundary of the road. The garage is to be constructed of stone having a dual pitched slate roof, in-keeping with the main dwelling. Buildings adjacent are situated within close proximity of Blackburn Road, indeed the former Farmhouse on the site was, and Longworth Cottages is sited edge of footpath.
- 5.5 It is considered that the proposal is minor in nature, adding a small amount of floor area to the original garage approval and would not impinge on the openness or character of the green belt to any greater extent. Landscaping to the site boundary will act to soften the appearance and assimilate the garage into its surroundings.
- 5.6 Policy 8 requires new development to secure a satisfactory level of amenity for surrounding occupants and users of the development itself.

Concerns have been raised from neighbouring properties with regards to loss of visual amenity created by siting of the garage.

- 5.7 Longworth Bank Cottages are located to the south of the application site having a rear facing aspect toward the side of the garage/ external stair. Separation between these neighbours and the proposal is approximately 35m and is such as to remove any amenity concerns (light loss, overshadowing, dominance and privacy) from the proposal. The proposed garage is also set to a lower land level and a mature tree will also act minimise amenity impact. Longworth Bank Barn is located to the east and is elevated above the proposal. Windows within the side of this barn conversion serve as secondary windows to a lounge/ dining room and door serving a nursery. Separation to the garage is approximately 14m and, when combined with the lower land level, would be sufficient to protect the amenity of this neighbour.
- 5.8 Whilst the concern of neighbours is recognised, loss of a view is not a material consideration in assessment of the proposal.
- 5.9 Policy 10 requires new development to provide for appropriate access and car parking arrangements, so as not to impinge on highway safety or the safe, efficient and convenient movement of all highway users. Objection has been raised from neighbours with regards to driver distraction caused by the garage.
- 5.10 Access to the proposed garage will remain as existing to the dwelling, via a road located to the south of Longworth Cottages. Two parking bays within the garage are provided and driveway space will also provide additional provision. The garage, whilst sited adjacent to, would not obstruct the adjacent footpath as demonstrated on the submitted Site Plan drawing. Being set back from the road it would not impede vehicular visibility for users of Blackburn Road. On this basis the proposal is not considered to impinge on current access or parking arrangements and is therefore in accordance with Policy 10. Indeed the Highway Officer has no objection to the proposal.

6.0 Recommendation

- 6.1 Approve, subject to the following conditions:
- Construction materials to be of natural stone and slate to match the main dwelling.
 - Implementation of the landscape plan detailed on drawing number 3916-03 revision B.

7.0 Summary of representations

From Anne Birtwistle & Norman Critchley, 1 Longworth Bank Cottages, Turton,
rec 3rd November 2015

Thank you for your letter dated the 28th October advising us of Full Planning Application (Retrospective) We wish to object on the following grounds. The dimensions of the proposed garage/office space have been changed from the original plans submitted for planning 2014 application 10/14/0876. The position of the partially built garage/office space has not been built in the position shown on the original plans. The change to putting the steps on the outside of the garage would not be in keeping with the existing properties surrounding this proposed garage/office space, and if outside steps had been required it should have been submitted on the original plans 2014 application 10/14/0876.

The position and size of the the proposed garage/office space would distract drivers at an already dangerous section of this rural road. A car came to rest on the retaining wall a few weeks ago which had not been rebuilt as stated on the original plans stating The retention of existing boundary walls with simple landscaping is also essential to maintain the openness of the landscape character. If tall wide trees were planted on the boundary wall on Blackburn Road it would make the road look narrow keep the sun of the road in winter and the roots could push the already low existing wall.

Now the garage/office space has been partially built we can see it is going to be obtrusive and does not enhance the rural setting or blend in with the landscape of the area and does not compliment the house already built. Blackburn with Darwen Local Plan Policy RA10 I feel it is a detriment to the visual amenity of the landscape character set out in PolicyLNC1.

I feel it would be more in keeping with the rural area if it was a single storey garage in the position and size of the original plan.

I strongly object to this building being allowed to be completed in the present size and position and with the steps being relocated on the outside of the garage.

I trust our objections and comments will be taken into consideration when this Full Planning Application (Retrospective) Plans are being considered.

From the Parish Council, 4th November 2015

The Parish Council **strongly objects** to this proposed amended development, as it is an over-development of an already over-developed site, and the proposed garage, by virtue of its siting and height, would lead to a loss of visual amenity for adjacent residents. The Parish Council would urge that steps are taken to secure its removal.

From Jane and Ann Howarth, 4 Longworth Bank rec 20th November 2015

I am writing to object the planning request referenced 10/15/1184. This is now the fourth time of objecting the proposed building and my feelings have not a will not change regarding this.

The objection is based once again on the size, height and positioning of the property on the grounds.

I would like to note that objecting this number of times is not only time consuming but also stressful and I am wondering how many more times it is going to be necessary before a conclusion to the matter is reached.

I ask once again that you carefully consider the objection and I ask you to refer back to previous correspondence regarding this matter as all concerns are still relevant.

May I also draw your attention to the fact that Dorothy Haworth who has objected on all occasions before is now deceased although if she were still with us I know she too would be objecting.