

Proposed development: Full Planning Application for Erection of garage and driveway to side of house.

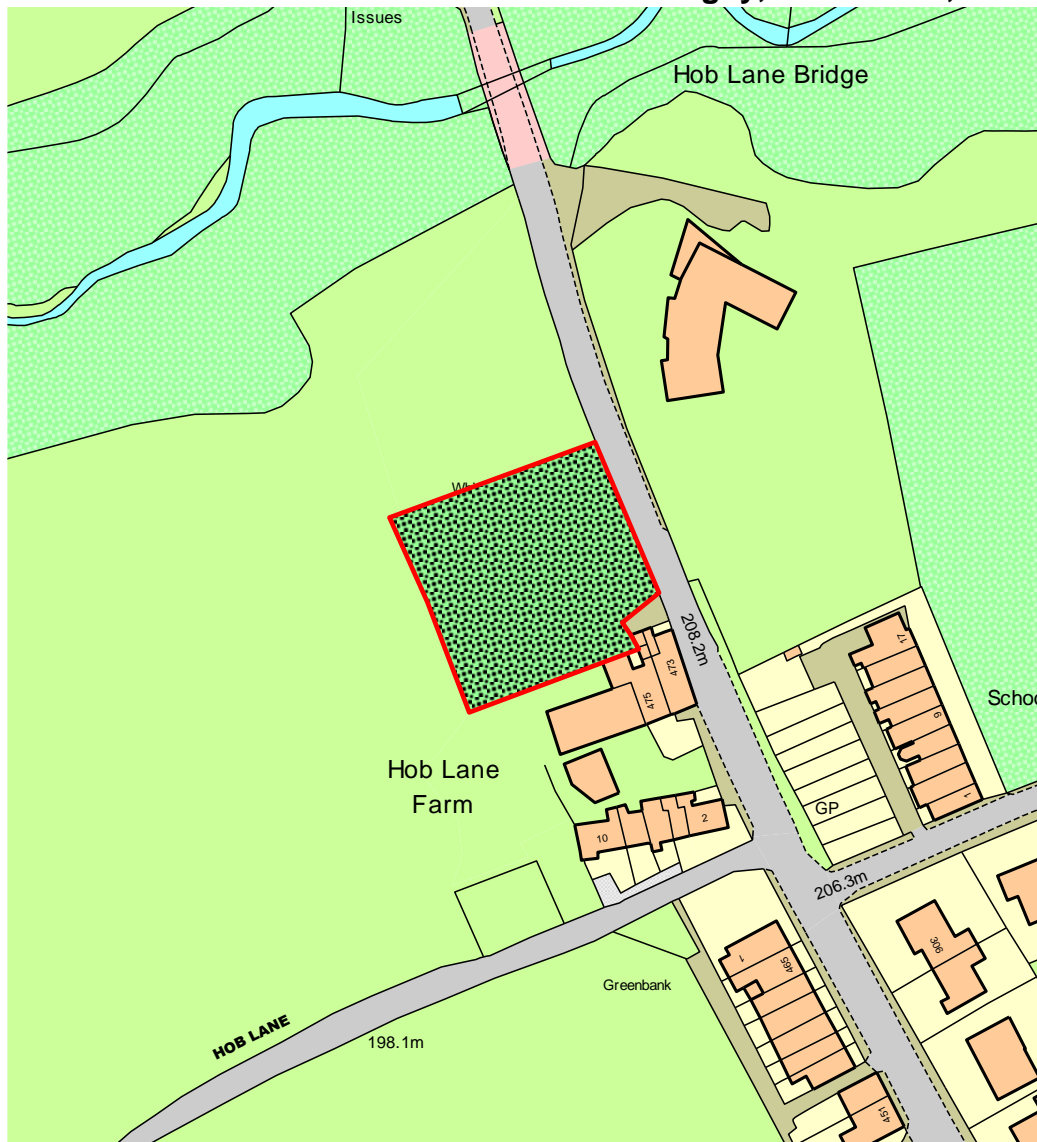
Site Address:

**White Lodge Farm
Blackburn Road
Edgworth
Bolton
BL7 0PU**

Applicant: Mr Kenneth Warner

Ward: West Pennine

Councillors: Jean Rigby, Julie Slater, Neil Slater



1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE**; subject to conditions.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The planning application is presented to Committee in accordance with the Scheme of Delegation of the Council's Constitution due to an objection having been received on the 8th April 2024, from North Turton Parish Council.

2.2 The assessment of the application against the Development Plan, the National Planning Policy Practice Guidance, and other material considerations, finds the proposal acceptable, with all issues having been addressed through assessment of the application.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site comprises a substantial, detached dwelling set within extensive grounds.

3.1.2 The application site lies within the Edgworth Village Boundary as shown on the Adopted Policies Map accompanying Local Plan 2021-2037, whilst the north and west boundaries of the curtilage abut Green Belt.

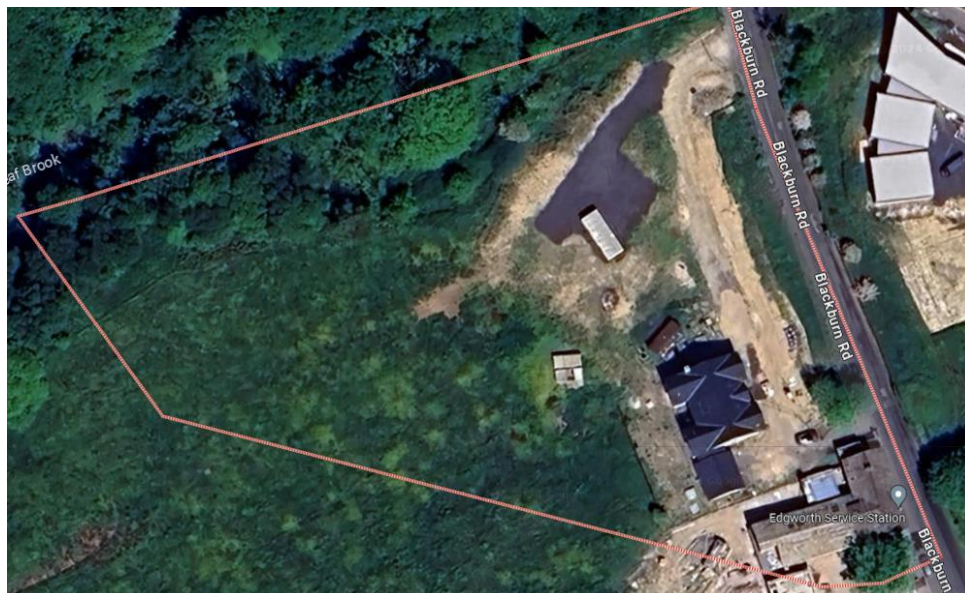


Figure 1: Google aerial view of application site.

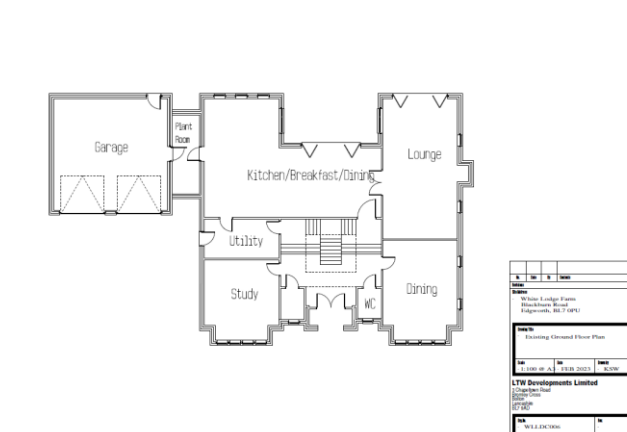
3.2 Proposed Development

3.2.1 Planning permission is sought for the erection of a garage to the northern gable and creation of driveway to the side of the house.

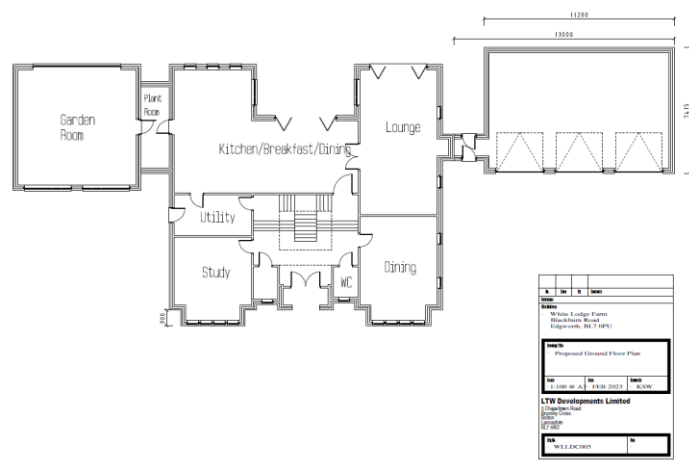
3.2.2 The majority of the proposed works have already been confirmed as lawful and a Lawful Development Certificate (LDC) was granted by The Planning Inspectorate on 4th March 2024, following the appeal hearing (reference: 10/23/0145).

3.2.3 This application seeks an increase to the ridge height of the proposed garage by 700mm to match the ridge height of the existing double garage on the southern gable. The total height would be 4.7m to the ridge. No other alterations or additions are sought.

3.2.4 The existing and proposed floor plans and elevations are shown below:



Above: existing plans.



Above: proposed plans.

3.2.5 Case Officer photos taken at time of visit – 03/04/2024.



3.2 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises The Blackburn with Darwen Borough Council Local Plan 2021 – 2037. In assessment of the proposal, the following are the most relevant policies:

- Policy CP1 – A Balanced Growth Strategy
- Policy CP2 – The Spatial Approach
- Policy CP8 – Securing High Quality and Inclusive Design
- Policy CP9 – Transport and Accessibility
- Policy DM02 – Protecting Living and Working Environments
- Policy DM22 – The Borough’s Landscape
- Policy DM27 – Design in New Developments
- Policy DM29 – Transport and Accessibility

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (The Framework) (December 2023)

3.4.2 National Planning Policy Guidance (NPPG)

3.5 Assessment

3.5.1 In assessing this application the following important material considerations are taken into account:

- Principle of the development.
- Highway considerations.
- Amenity impacts.
- Design/character and appearance impacts.

3.5.2 Principle

3.5.3 As a site located within the Urban Area of Blackburn with Darwen, the development is consistent with Policy CP2 of the Development Plan which state that the urban area is the preferred location for new development. In land terms use, therefore, the principle of the proposal(s) is supported.

3.5.4 The principle of the development is also accepted, in accordance with the NPPF’s presumption in favour of sustainable development, which should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of a proposal are identified, subject to assessment of the following matters:

3.5.5 Highway considerations

3.5.6 The Parish Council has objected to the proposal on highway grounds stating '*the driveway is located on a busy location that need to be assessed by Highways*'.

3.5.7 Policy DM29 of the Local Plan requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced.

3.5.8 In assessing applications it is important to consider the 'fall-back position'. In this instance the majority of the proposed developments have been granted consent by the Planning Inspectorate through a recent Lawful Development Certificate. The LDC was granted for '**Construction of garage to side and driveway to serve new garage using existing access onto Bolton Road**'.

3.5.9 Taking this material decision and consideration into account, the proposal is acceptable on highway safety grounds that has been established through the granting of the LDC.

3.5.10 Highway impacts arising from the development are, therefore, found to be acceptable and in accordance with the requirements of Policies CP9, DM29.

3.5.11 Amenity

3.5.12 DM Policy 2 of the Local Plan (2021-2037) requires development to secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, light, privacy/overlooking and the relationship between buildings.

3.5.13 The proposal seeks to increase the ridge height of the triple car garage on the northern gable from 4m to 4.7m. The dwelling is detached, in an isolated setting and sat within extensive grounds with nearby residential properties some distance away. Taking these factors into account the increase in ridge height by 700mm will pose no amenity concerns to the residential amenity of the nearby occupants.

3.5.14 Compliance with Policy DM02 is achieved.

3.5.15 Design/character and appearance impacts

3.5.16 Policy DM27 of the LP requires new development to achieve a high quality, sustainable design, with 10 specific characteristics outlined in point 1 of the policy.

3.5.17 Point ii) of the RES E7 of the Residential Design Guide requires the design of the extension to be in keeping with the existing property by virtue of:

- Materials
- Overall architectural style
- Roof form and pitch
- Size, proportion and position of openings
- Fenestration details

3.5.18 The above points are further reiterated through RES E8 of the Residential Design Guide.

3.5.19 The proposed roof form will replicate the roof form of the existing double garage to the southern gable and therefore will be in keeping with the dwelling providing a positive addition and appear as subordinate enlargements to the dwelling.

3.5.20 The proposed garage appropriately accords with Policy DM27 of the Local Plan (2021-2037) and the Residential Design Guide (2012).

4.0 RECOMMENDATION

4.1 APPROVE

Delegated authority is given to the Strategic Director of Growth & Development/Deputy Chief Executive to approve planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Existing Floor Plans and Elevations, Drawing Number, WLLDC004, WLLDC06, WLLDC007, Date received 19/03/2024.

Proposed Floor Plans and Elevations, Drawing Number WLLDC001A, WLLDC002A, WLLDC003A, WLLDC005, Date Received 19/03/2024.

Existing Site Plan, Drawing Number WLLDC009, Date Received 19/03/2024.

Proposed Site Plan, Drawing Number WLLDCO10, Location Plan, Drawing Number WLLDC008 Date Received 19/03/2024.

REASON: For the avoidance of doubt and to clarify, which plans are relevant to the permission.

3. Notwithstanding the submitted details, the external walling and roofing materials to be used in the construction of the building hereby permitted shall

match those used in the existing building to the satisfaction of The Local Planning Authority.

REASON: To ensure that the external appearance of the development is satisfactory in accordance with Policy DM27 of the Blackburn with Darwen Borough Local Plan 2021-2037 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document (2012).

5.0 PLANNING HISTORY

- 5.1 10/18/1002 - Demolition of outbuildings and erection of one dwelling – approved under delegated powers on 9th November 2018.
- 5.2 10/18/1234 - Discharge Condition No 3 pursuant to planning application 10/18/1002 – approved under delegated powers on 27th February 2019.
- 5.3 10/19/0149 - Demolition of outbuildings and erection of one dwelling (resubmission of application 10/18/1002) – approved under delegated powers on 29th April 2019.
- 5.4 10/20/0019 - Variation of Condition No.15 pursuant to planning application 10/19/0149 - demolition of outbuilding and erection of one dwelling - reposition and increase size of garage and alterations to front elevation – approved under delegated powers on 2nd March 2020.
- 5.5 10/20/0226 - Discharge of Condition Nos 2, 3, 4, 5 and 9 pursuant to planning application 10/20/0019 approved under delegated powers on 16th April 2020.
- 5.6 10/20/0264 - 'Discharge of Condition Nos 2,3,4,5 and 9 pursuant to planning application 10/20/0019' - Discharge approval granted on 16/04/2020.
- 5.7 10/20/0625 – Form new access/re-open former access onto Blackburn Road – Approved by the Planning and Highways Committee subject to conditions on 15/10/2020.
- 5.8 10/21/0686 - 'Removal of conditions 7 (permitted development rights) and 11 (validation report) pursuant to application 10/20/0019'. Approved by the Planning and Highways Committee subject to conditions on 17/09/2021.
- 5.9 10/21/0822 - Discharge of condition No.1 (landscaping scheme) pursuant to planning application 10/21/0410'. Discharge approval granted on 09/08/2021.
- 5.10 10/21/0410 - Part retrospective application for the creation of a vehicular access and track leading to Blackburn Road to serve new house (substantially completed) and certified caravan site (amendments to application 10/20/0625)'. Approved by the Planning and Highways Committee subject to conditions on 16/07/2021.

6.0 CONSULTATIONS

6.1 Public consultation has taken place, with 7 letters posted to neighbouring addresses on 20th March 2024. No representations have been received.

6.2 In addition to neighbour consultation, 1 statutory consultee were consulted:

6.3 North Turton Parish Council

The Parish Council has no objection to the erection of the garage but has a very strong objection to the position of the driveway as it is a very busy location, and the Council has concerns that need to be raised with Highways.

7.0 CONTACT OFFICER: Adam Shaikh, Planning Officer

8.0 DATE PREPARED: 7th May 2024.

9.0 SUMMARY OF REPRESENTATIONS

10/24/0292 Full Planning Application Proposal - Erection of garage and driveway to side of house at White Lodge Farm , Blackburn Road, Edgworth

The Parish Council has no objection to the erection of the garage but has a very strong objection to the position of the driveway as it is a very busy location and the Council has concerns that need to be raised with Highways