

## Application Recommended for Approval

Hapton with Park Ward

APP/2017/0036

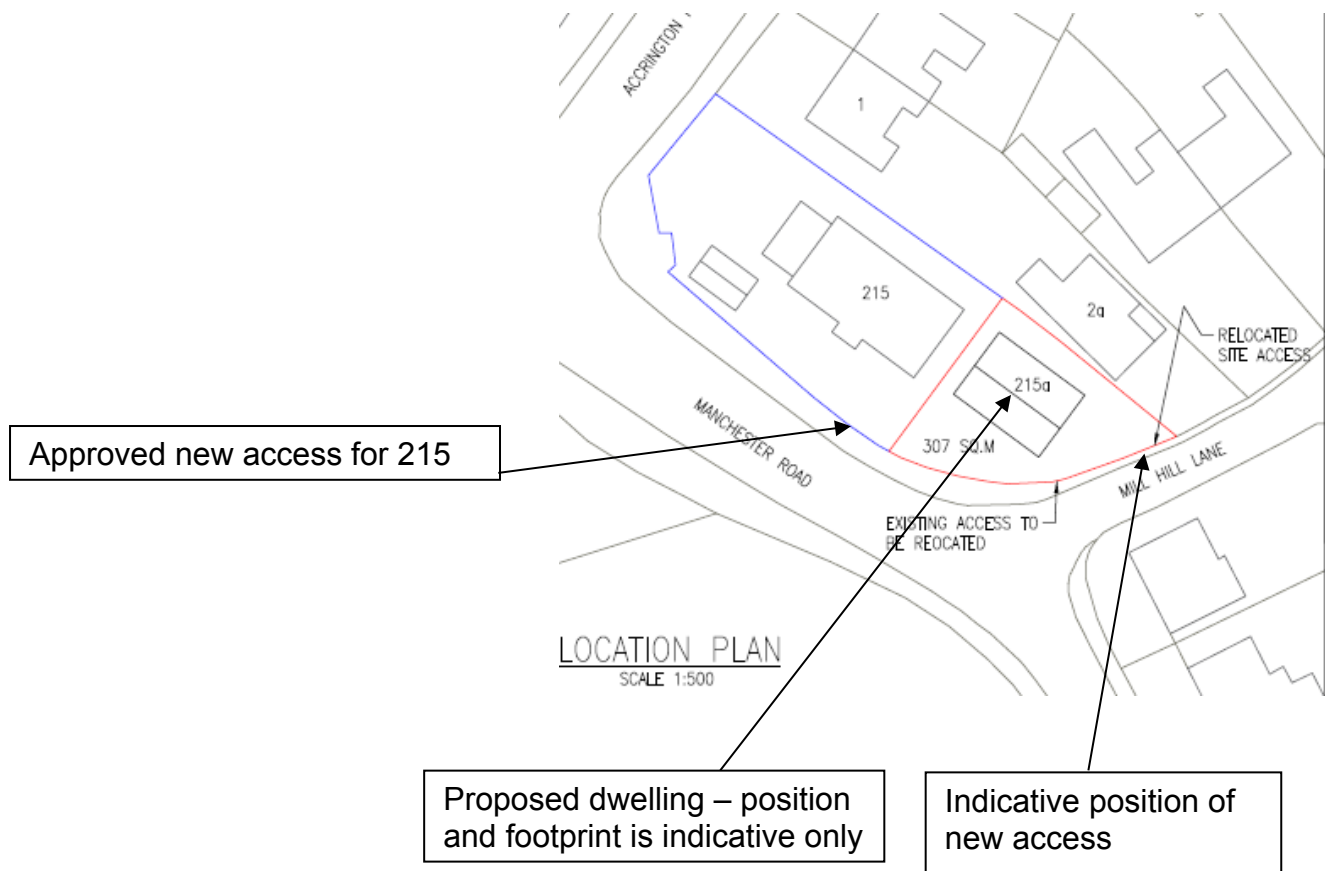
### Outline Planning Application

Outline application for the construction of a new 3 bedroom dwelling (with all matters reserved for future approval).

215 MANCHESTER ROAD HAPTON BURNLEY

### Background:

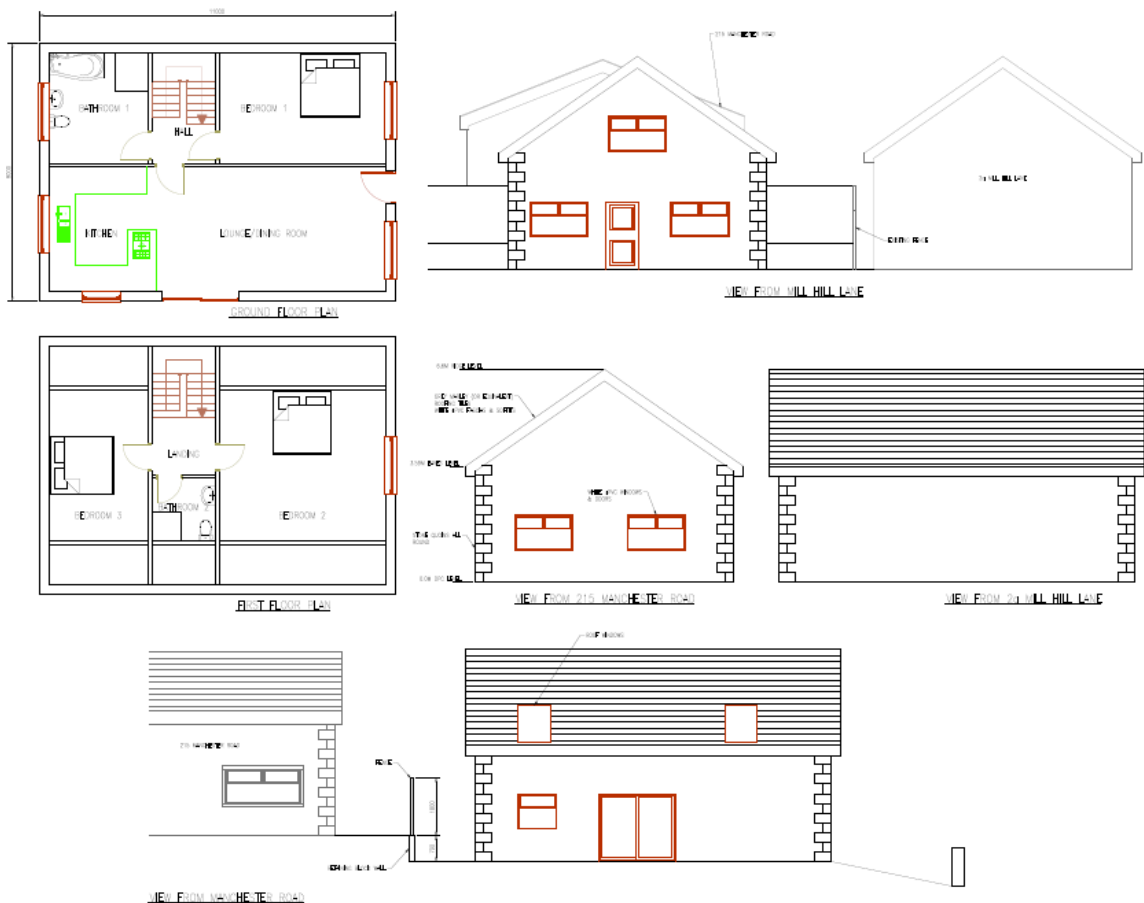
The proposal is for outline planning permission to erect a detached dwelling in part of the garden to an existing bungalow fronting Manchester Road close to its junction with Accrington Road. The proposed plot (0.03ha) is triangular in shape at the corner of Manchester Road and Mill Hill Lane. The proposal would involve forming a new vehicular access which is indicated to be from Mill Hill Lane. Planning permission has recently been granted for a new access and garage to serve the existing property which is to be altered and improved. The application is in outline only with all matters, that is, the access, layout, scale, appearance and landscaping, reserved for subsequent approval. The applicant has shown how a dwelling could be accommodated on the proposed plot (see below) but given that layout is a reserved matter, the details are for indicative purposes only and would therefore be considered at a later date.



The applicant has also submitted illustrative elevations which indicate that the proposed bungalow would utilise the roofspace to accommodate first floor bedrooms and would be in scale with the height of the existing dwelling.



Existing garage to be demolished



**Relevant Policies:**

## Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP3 – Design and quality

H3 – Quality and design in new housing development

H14 – Gardens and backland development

E8 – Development and flood risk

TM15 – Car parking standards

### **Site History:**

12/83/0580 – Extension to dwelling. Approved November 1983.

12/83/0533 – Section 53 Determination of proposed extension. Planning permission required.

APP/2016/0501 - Proposed demolition of an existing single storey extensions, existing garage and erection of extension to front, left and new single storey garage. Approved December 2016.

### **Consultation Responses:**

#### LCC Highways

No objection; would advise that the layout should accommodate a minimum parking provision for two vehicles which should be able to enter and leave in forward gear.

#### Hapton Parish Council

Object on the grounds that the house is too large in a bungalow area and clarification on the access is needed.

#### Publicity

No comments received.

### **Planning and Environmental Considerations:**

#### Principle of proposal

Policy GP1 seeks to locate new development within the urban boundary, particularly where, amongst other things, in the case of previously undeveloped land, it is well located in relation to houses, jobs, other services, infrastructure and is accessible by walking, cycling and public transport. The proposed plot represents undeveloped land at a relatively accessible location to employment, services and public transport and would therefore, in principle, be acceptable. The main considerations relate to the impact of the proposal on the street scene and character of the area; residential amenities; and parking and highway safety.

#### Visual impact

Policies GP3 and H3 (relating to housing development ) require development to demonstrate good design and quality, taking account of the suitability of the overall design and appearance of the proposal, including the size, scale, density, siting and access in relation to surrounding buildings. Policy H14 states that proposals which will result in the loss of private gardens and backland for infill development will not be permitted unless it can be shown that the proposal would not adversely affect the character and amenity of the area.

In this case, the proposal does not represent backland development as the plot has a direct frontage onto Manchester Road and Mill Hill Lane. It would however lead to the loss of part of a private garden and an infill development at an edge of village location. The existing property does however have a large garden and would retain a spacious character set back from Accrington Road and Manchester Road. The indicative layout of the proposed dwelling has been amended to reduce the footprint of the dwelling in order to prevent a cramped appearance close to the junction of Mill Hill Lane and Manchester Road. Whilst this is for illustrative purposes only, it demonstrates that an infill development can be accommodated on the site which would not appear out of keeping with the spacing of the existing frontage development. The applicant has submitted illustrative elevations to indicate the height and scale of the development which would appear consistent with the existing property at 215 Manchester Road, although given this is a reserved matter, the suitability of its size and scale would be matters to consider as part of an application for the approval of reserved matters.

The applicant has demonstrated that the proposed plot is capable of providing an acceptable infill development that would not significantly detract from the character and appearance of Hapton village. The applicant should however be made aware that due to the corner position of the plot, it will be necessary to have a formal and attractive frontage to both Manchester Road and Mill Hill Lane.

#### Impact on residential amenities

Policy H3 permits new housing development where, amongst other things, the amenity of neighbouring properties is protected and the development minimises overlooking, and provides a reasonable degree of privacy and outlook. Objections have been received from a number of the neighbouring properties on the basis of a loss of daylight/sunlight, outlook and overlooking.

The applicant has indicated from the submitted illustrative elevations that the proposed dwelling would have a blank elevation to avoid overlooking onto the side of 2a Mill Hill Lane.

#### 2a Mill Lane – side elevation on boundary with proposed plot



There would be some overshadowing onto the side windows of this neighbouring property but the principal windows and a conservatory are to the front and rear and would not be significantly affected. A reserved matters application would need to make allowance in its design for the close proximity of 2a Mill Hill Lane as well as 215 Manchester Road. The outline application has however provided sufficient information to demonstrate that a new dwelling would in principle have an acceptable impact on neighbouring amenities.

#### Impact on parking and highway safety

Policy H3 requires new housing development to have adequate pedestrian access and car parking. Adequate access and parking for two cars would be provided within the site. Access is a reserved matter but the applicant has indicated that a new access would be provided directly off Mill Hill Lane. This would have the benefit of removing turning movements directly at the corner of the junction and is likely to improve highway safety conditions. Detailed drawings of the proposed access would be presented in a reserved matters application. At this stage, the outline application raises no objection in principle to the proposed new access.

#### Other issues

The site is in a low risk area to flooding and there are no other relevant issues relating to this outline application.

#### Summary

The proposed development represents an acceptable infill development at a sustainable location within an existing village location.

### **Recommendation: Approve in outline with conditions**

#### **Conditions**

1. Details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.
3. The development hereby permitted shall begin not later than whichever is the later of the following dates: (a) the expiration of three years from the date of this permission; or (b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: BUT03/OUTLINE003, received on 16th January 2017. The following plans which have been submitted are for indicative purposes only: BUT03/OUTLINE002Rev1 and BUT03/OUTLINE001Rev1, received on 9th March 2017.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
6. The Reserved Matters submission shall include details of all boundary treatment to be carried out on the perimeter boundaries of the site. The approved details of perimeter boundary treatment shall thereafter be carried out and completed prior to the approved dwelling is first occupied.
7. Prior to the commencement of any development, a scheme for the disposal of surface water and foul water for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall thereafter be implemented in full and completed prior to the approved dwelling being first occupied. The completed approved surface water and foul water drainage scheme shall thereafter be retained at all times in the future.
8. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.

## **Reasons**

1. The permission is an outline planning permission.
2. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
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4. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
5. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006).
6. To ensure a satisfactory appearance to the edges of the development, having regard to the site's surroundings, in accordance with Policies GP3 and H3 of the Burnley Local Plan (2006).
7. To ensure adequate drainage for the site, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006). The drainage scheme is required to be submitted prior to the commencement of development to ensure that the first elements of any approved scheme can be implemented at the appropriate stage during the course of the development of the site.

8. To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).

JF 13/3/2017