

Application Recommended for Approval
Cliviger with Worsthorne Ward

APP/2016/0506

Full Planning Application

Proposed detached house - change of previously approved house type to plot 1.

1 MEADOWSIDE WORSTHORNE-WITH-HURSTWOOD

Background:

The application relates to a partly completed residential site developed on a site previously occupied by agricultural buildings.

A representation has been received about design of the building.

Additional visual information has been submitted seeking to demonstrate the acceptability of the proposal.

Relevant Policies:

Burnley Local Plan Second Review

E12 - Development in or adjacent to Conservation Areas

H3 - Quality and design in new housing development

TM15 - Car parking standards

Site History:

12/01/0494: Outline for residential development: Refused

12/02/0647: Change of use of farmyard and buildings to Use Classes B1 and A2:
Withdrawn

APP/2003/0473: Change of use from farmyard and buildings to (Class B1) use –
Granted

APP/2003/0948: Erection of 3 dwellings – Refused

APP/2005/0970: Demolition of existing agricultural buildings and construction of two
new buildings to accommodate business (Class B1 - Light industry/offices) and the
formation of car parking and turning areas - Granted

APP/2007/0739: Erection of seven houses with parking spaces including layout, scale,
access and appearance (Outline) (landscaping reserved for future approval) - Granted

APP/2009/0711: Proposed residential development consisting of a row of five stone
built cottages – Granted

APP/2009/0714: Proposed residential development of two detached houses – Granted

APP/2014/0341: Proposed erection of 2no. apartments with the appearance of a 2
storey cottage and erection of cottage previously approved under planning application

APP/2009/0714 – Granted

Consultation Responses:

Highway Authority - No objection on highway grounds, however to avoid any
encroachment into the turning head by parked vehicles, recommend that the parking
spaces be increased to a minimum length of 6 metres. [*Comment – This is a matter to
be addressed by condition*].

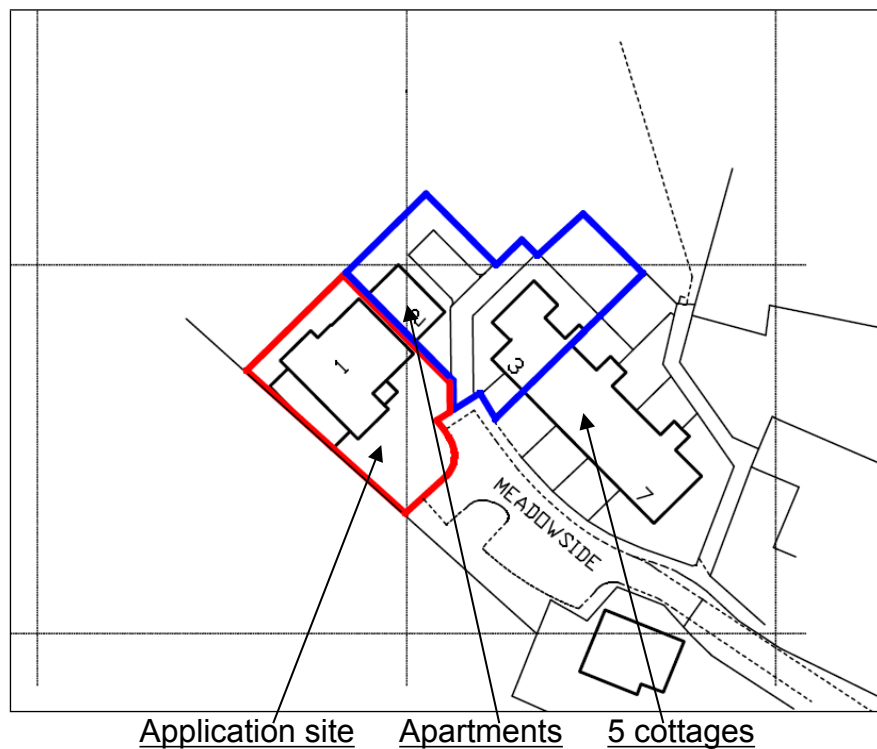
Worsthorne Parish Council – Oppose the proposal considering that it is too big and disproportionate for its location and out of keeping with the locality.

Neighbouring resident – Letter supporting the proposal on the grounds that it would complement the other properties and nicely finish off the Meadowside development.

Planning and Environmental Considerations:

The site originally formed part of Old Hall Farm and is currently the site of a residential development, nearing completion.

Planning permission was granted for 5 cottages and 2 detached house in 2009. The 5 cottages and one detached house were erected. Then the 2014 permission enabled the building of 2 apartments in place of, and with the appearance of, a small detached cottage.



The present proposal is to erect a large detached house on the remaining house plot. It would be designed with features representative of late C18th style, notably in its form and stonework, including stone-mullioned windows and stone-featured, porch entrance.



Proposed front elevation

Policies and Assessment

The application site is within the Urban Boundary set by **Policy GP1** and would be appropriately located.

The site is within the Worsthorne Conservation Area (CA) and therefore the Planning (Listed Buildings and Conservation Areas) Act 1990 applies to the proposal.

Section 72 of the Act requires that special attention be paid to the desirability of preserving or enhancing the character of the conservation area. **Policy E12** sets criteria requiring, as relevant to this proposal, the quality, siting, detailing, height, scale, materials, landscaping and external appearance to respect the character of the conservation area.

The overall concept of the applicant in carrying out the residential development, known as Meadowside, is that it would form a group comprising a large country house with associated smaller dwellings as might have arisen from the mid C18th to mid C19th, and reflective of that style. The buildings already erected (and occupied for some time) have been built using an 'artisan' approach to construction, using a blend of traditional and contemporary methods, with the emphasis on achieving a historic appearance.

The proposal would be in keeping with the buildings already erected at the site and would enhance the character and appearance of the CA.

The proposal would meet the car parking standards, provided a condition requiring appropriate dimensions (referred to above) is imposed.

In conclusion, the proposed development would provide a sustainably dwelling of character and quality within the village envelope and the recommendation is made on that basis.

Recommendation:

That planning permission be Granted subject to the following conditions:

Condition

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: location plan; drawings number 15/070/1a and 15/070/2; Proposed Basement Plan; Proposed Ground Floor Plan; Proposed First Floor Plan; Proposed North East Elevation; Proposed South East Elevation; received 10 November 2016.
3. The 3 car parking spaces to be provided in accordance with the drawings identified in Condition 2 shall each have a minimum length of 6 metres.

Reason

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. In the interests of highway safety.

AR
18.4.2017