

Application Recommended for Delegation

APP/2017/0250

Whittlefield with Ightenhill Ward

Full Planning Application

Proposed erection of 2 bedroom bungalow

LAND OFF CAIRO STREET

Background:

The application relates to a cleared site at the end of a residential terrace.

An objection has been received.

The applicant has been asked to address details of the development in order to enhance the resultant street scene.

Relevant Policies:

Burnley Local Plan Second Review

H3 - Quality and design in new housing development

TM15 - Car parking standards

Site History:

12/89/0747: Retention of change of use of vacant land to extend residential curtilage to form garden and 4' 6" high fencing along Cairo Street frontage – Granted

12/92/0375: Change of use of hard surface parking area to extension of residential curtilage to form garden, and retention of fence – Granted

Adjacent bungalow proposal

APP/2016/0271: Erection of 3 bungalows – Granted

Consultation Responses:

Highway Authority – No objections.

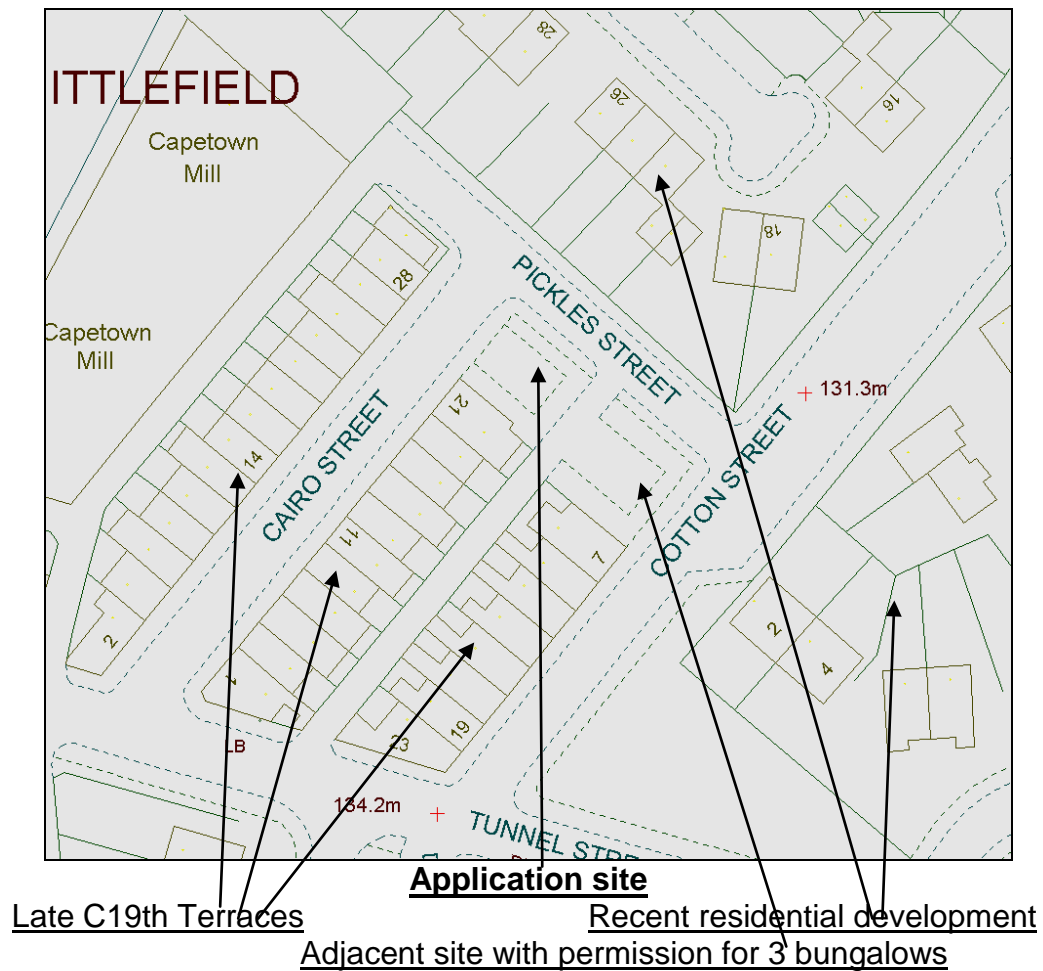
Neighbouring Resident (adjoining house) – Letter making objections, summarised as follows:

1. Because of the small size of the site, the bungalow would look squashed in.
2. Impact on trees, bushes and landscape.
3. On-street parking would cause a hazard, being near the junction with Pickles Street.
4. Loss of privacy caused by overlooking of neighbouring property.
5. Loss of sunlight.
6. Increased noise and disturbance, depending on the neighbour.
7. Smells and fumes, depending on the neighbour.
8. Impact on ecological features – less green space for insects, plants and organisms to live on.
9. The proposed building would be out of keeping with the adjacent period, stone-built terraces. The detached bungalow would not fit in.

Planning and Environmental Considerations:

The application relates to a rectangular site at the end of a residential terrace. It has frontages to Cairo Street, Pickles Street and a back street, and is adjacent to No.21 Cairo Street.

In earlier years it was occupied by 3 dwellings, part of the terrace, which were removed, presumably in a clearance scheme in the 1960s/70s. The land was then laid out as a car park to provide some off-street car parking; later it became the enclosed side garden of No.21 under the 1989 and 1992 planning permissions. Apparently the land was held by the occupier No.21 under a lease/tenancy from the Council.



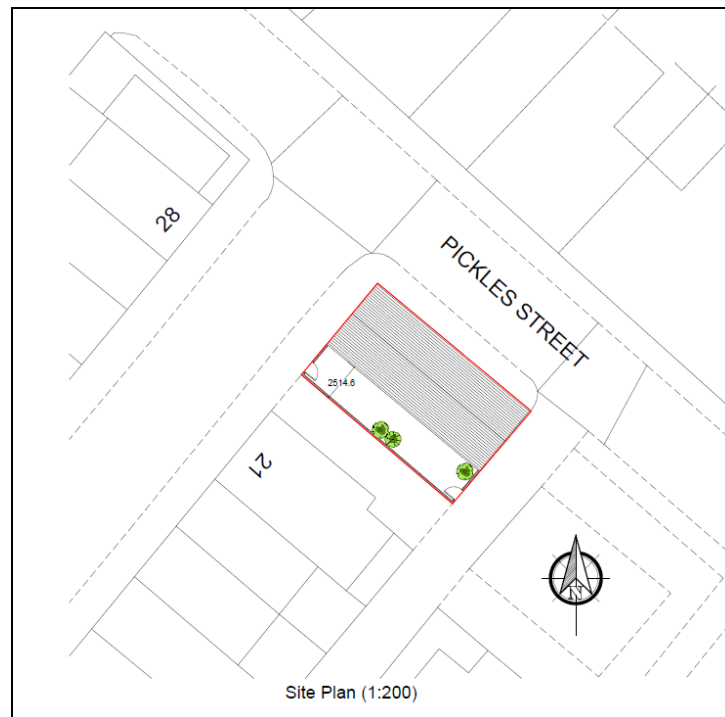
Presently the land is enclosed with a 2m high concrete panel fence, within which is over-grown garden vegetation.



Application site

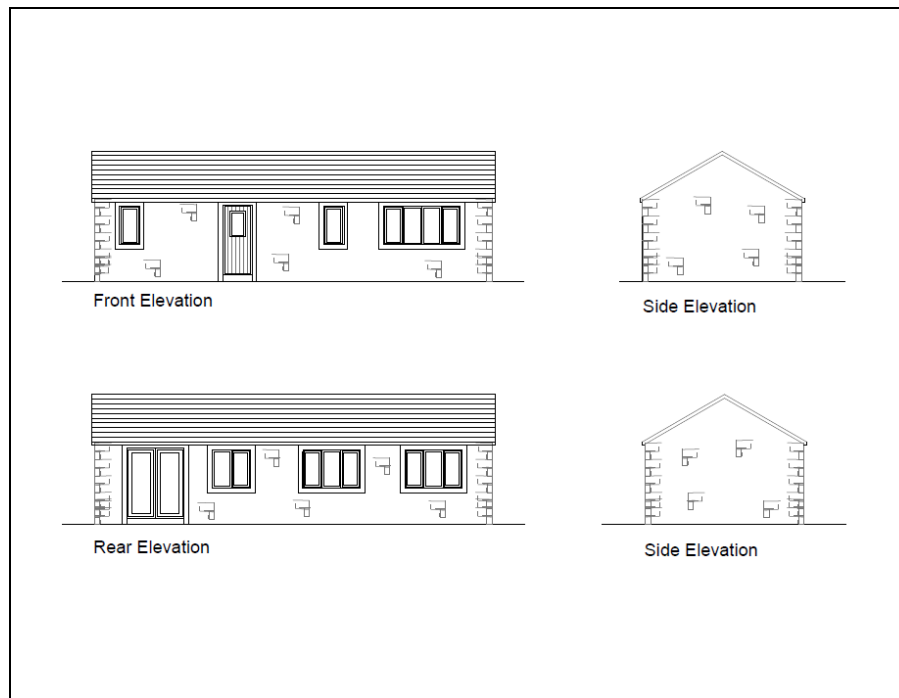
Proposed development

The present proposal is to erect a two-bedroom bungalow across the site, fronting Pickles Street, with its rear wall facing the gable end of the terrace. The layout is intended to maximise use of the site, so that it would be built up to the edge of the street footway on its three highway frontages. It would have a small rear garden.



Proposed layout

Smaller side garden retained by neighbouring house



Initial elevations

The submitted details (illustrated above) show that the building would be of a modest scale; built of artificial stone and plain grey tiles that would generally harmonise with its surroundings. However, this report expresses the view that the design should preferably give the building more presence in the street-scene to help enhance the sense of place created. For this reason, the applicant has been asked to address the issue and submit further details for consideration at the meeting.

In other respects, the proposal would provide appropriately for the amenities of future residents, without adverse impact on neighbours.

Representation from adjacent resident

The neighbour expresses a different opinion about the proposed development than is taken by this report.

There is space for a bungalow of modest size; and, given its generally sympathetic design and materials, it would enhance rather than detract from the area.

The Highway Authority are content with the on-street parking arrangement; and this is the same arrangement as for the bungalows under construction on the adjacent site.

There would not be significant (if any) loss of privacy or sunlight; and matters relating to noise, disturbance and smells arising from domestic property are matters of a social/behavioural nature, rather than material planning considerations.

It is fair comment that there would be less green space and less wildlife habitat, however the land is a legitimate housing site, identified in the Development Plan as within the Urban Boundary and Development Boundary of the adopted and emerging Local Plan (respectively) and the development sustainable, and as such, required to be granted by the National Planning Policy Framework. The development of this

brownfield (previously developed) land should commensurately reduce the pressure to develop greenfield land which could then continue to serve as wildlife habitat.

Conclusion

Small developments of this nature have the potential to signal a general uplift of confidence in residential neighbourhoods. The introduction of the new development would help 'round-off' this part of the area, helping the traditional terraces blend with the modern development it sits alongside.

Recommendation:

That provided amended details showing a satisfactory external appearance are received, the Head of Housing and Development Control be delegated to grant permission subject to the following conditions and any other conditions arising from the negotiation of details.

Conditions:

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: ***drawing numbers to be inserted.***
3. The external materials of construction to be used on the walls and roof of the development shall be as described on the application forms and approved plans only unless any variation to this is otherwise first submitted to and approved in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no development shall be carried out on any part of the development within the terms of Classes A, B, C and E of Part 1 and Class A of Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.
5. Before the dwelling is first occupied, the garden boundaries facing Cairo Street and the back street shall be enclosed in stone walls matching the stone used in construction of the dwelling hereby permitted, unless other materials are submitted to and approved in writing by the Local Planning Authority.
6. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays or Bank Holidays or outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance to the development, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006), currently saved.
4. In order that the Local Planning Authority can assess any future changes to the approved dwelling, having regard to the potential impacts on the residential amenities of neighbouring properties and the character of the area, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006), currently saved, and any relevant planning policies.
5. In the interests of the visual amenities of the street scene and the amenities of future residents of the dwelling, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006), currently saved.
6. To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006), currently saved.

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20.6.2017