

**Application Recommended for Approval**  
Rosegrove with Lowerhouse Ward

**APP/2017/0378**

Full Planning Application  
Proposed change of use to 4no. dwellings  
63 JUNCTION HOTEL ROSEGROVE LANE BURNLEY

**Background:**



Existing Front Elevation facing Rosegrove Lane

The Junction public house has been vacant for approximately 2 years now since it ceased trading as a pub.

The building is basically sound, of stone construction of simple form with a pitched slate roof and traditional detailing to the window and door surrounds.

It is proposed to change the use of the building to 4 houses, three two bedroom units and one three-bedroom unit. Each property would have its own yard area and would be accessed independently.

Objections have been received to the application.

**Relevant Policies:**

Burnley Local Plan Submission Document July 2017

SP1 – Achieving Sustainable Development

SP2 – Housing Requirement 2012 - 2032

SP5 – Development Quality and Sustainability

HS1 – Housing Allocations

HS4 – Housing Developments

IC3 – Car Parking Standards

IC5 – Protection and Provision of Social and Community Infrastructure

## Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary

GP3 – Design and Quality

H12 – Non-residential uses in residential areas

H2 – The sequential release of further housing land for development

H3 – Quality and Design in new housing development

TM15 – Car parking standards

### **Site History:**

12/78/0178 – Signage to pub – granted

12/83/0188 – Wallboard advertisement – granted

12/92/0584 – Illuminated signage – granted.

### **Consultation Responses:**

1. Highway Authority – comments as follows:

‘With regard to the above planning application to convert the Junction Public House to four dwellings, three two bedroom units and one three bedroom, such a change, looking at parking standards, would indicate a need for eight parking places. At the very best it would seem that the site would only allow two off street parking bays, but in the area there is no residential off street parking. The property is in a sustainable site with a bus service and very close to a train station. An early morning site check indicated that, despite lengths of no waiting at any time restrictions, overnight parking was not a problem in the immediate area.

With regard site information provided, there is an un-adopted road to the rear of the properties but the plans do not indicate whether or not there will be access to this. The lack of information gives me concern regarding the storage and collection of household refuse. Without access at the back of each property to the un-adopted road, an agreement will need to be reached to allow all householders to be able to store bins to the rear of properties and to have these collected.

Subject to the above problem being resolved I would not raise an objection on highway grounds.’

(the applicant has agreed to provide a gate / opening in the rear yard wall to provide access to the back street and it is suggested that a condition requiring this before the properties are occupied is imposed)

2. Four comment forms from interested residents have been received objecting in respect of

- Lack of parking in the area / for the building.
- Loss of the public house

## **Planning and Environmental Considerations:**

The main issues relate to housing land supply in respect of the four new dwellings; and the design of the new dwellings and impact of the alterations; the parking and highway implications of the proposal; and the loss of the existing community facility.

The proposal will be assessed having regard to the policies of the Burnley Local Plan Second Review. The emerging Local Plan Submission Document was submitted to the Secretary of State in July 2017. However there are outstanding material planning objections to the Submission Document policies relevant to this proposal and little weight may be attached to these policies at the present time.

### *Housing Land Supply*

Policy H2 of the Local Plan sets out the Council's policy on releasing land and buildings for new housing. It aims to ensure that the majority of new housing is delivered by re-using existing buildings and previously developed land. Whilst the Council can demonstrate an adequate five year supply of housing land, there is some capacity for additional sites in appropriate locations to come forward. This proposal involves the change of use of an existing vacant building with a sustainable location, close to public transport links and a short distance from the Rosegrove district centre containing shops and services.

The proposal complies with Local Plan policy in respect of the provision of housing on the site.

### *Design Issues*

The alterations to the building to facilitate the change of use to houses involves only minimal changes to the external appearance of the building.

One new doorway would be formed in the front elevation and a doorway which has in the past been changed to a window would be converted back to a door.

The building would be altered internally to separate the four dwellings, with each dwelling having a small rear yard area.

An old conservatory would be removed from the rear and the external fire escape on the west side elevation would be removed.

The windows openings on the east elevation would be blocked up and there would be no openings on this elevation. On the west elevation one of the doorways would be blocked up, the existing fire escape opening would be converted to a window and the double doors that serve the garage / store would be converted to a single door.



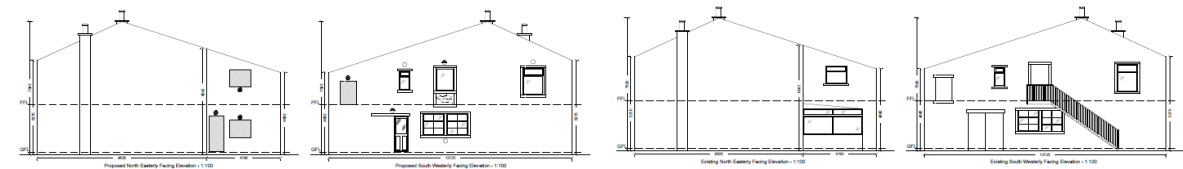
Proposed front elevation

Proposed rear elevation



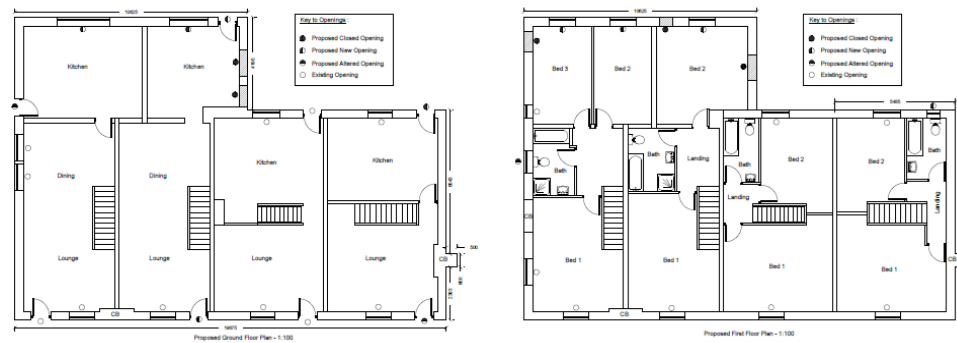
Existing front elevation

Existing rear elevation

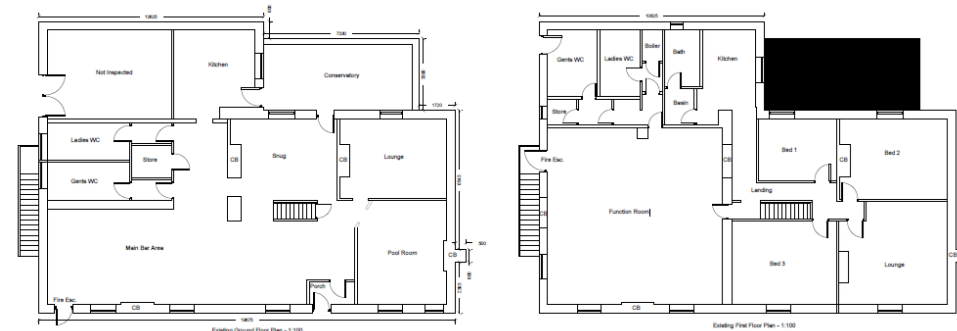


Proposed side elevations

Existing side elevations



Proposed layout of houses



Existing pub layout

The proposed changes will have a positive impact on the building and the surrounding area and would be in line with policy H3 of the Local Plan which expects housing development to be of good quality design. Conditions to ensure that any stonework involved in blocking up windows, etc and the detailing of the new door matches the existing as closely as possible would be appropriate.

There would be no significant impact on neighbouring dwellings in terms of overlooking or loss of privacy.



Rear of the property from the back street

Rear of the property from the back street

Each property would have provision in the rear yard for refuse storage and it is proposed to ensure that occupiers can gain access to the back street from the yard to allow bins to be placed for collection and Streetscene are happy with this arrangement. A condition is suggested to ensure this.

The design of the scheme is acceptable and in line with Local Plan policy.

#### *Parking and Highway Implications of the Proposal*

Policy TM15 of the Local Plan sets out that a standard of two spaces per dwelling, a total of 8 spaces, would be appropriate for new housing.

There is no off street parking provision for the property and occupiers would rely on on-street parking, as do the other existing occupiers in the area.

Visits to the area have confirmed that there does not appear to be a problem with on-street parking in the area, any greater than would be expected in a built up terraced area. It should also be borne in mind that parking in connection with a public house or any other commercial use has the potential to lead to a significant number of vehicles

parking on the street. The parking standard for a public house of this size would amount to approximately 20 spaces.

The Highway Authority raises no objection to the proposal and on balance the change of use to housing is unlikely to lead to a worsening of the existing parking situation in the area.

### *Loss of the Community Facility*

Policy CF14 and the National Planning Policy Framework supports the retention of community facilities to enhance the sustainability of communities and residential environments.

However, the applicant advises that the pub has been vacant for approximately two years and it is not a viable proposition to bring it back into use as a public house. Whilst some residents would prefer to see it remain open, there are other such facilities within reasonable walking distances which could fulfil the role of a community facility. Whether or not planning permission is granted for the change of use, the decision as to whether or not to close the business ultimately belongs to the owner and it is beyond the scope of the planning system to ensure that the pub remains open.

It is notable that the residents who commented on the closure of the pub do not live in close proximity to it. None of the neighbouring residents objected to its closure.

### **Conclusions**

The proposal is acceptable from a housing land supply point of view and the design of the scheme is acceptable.

The lack of parking provision would not lead to a significantly great impact on the highway than the existing situation.

The loss of the public house is regrettably but to a large extent is outside the control of the local planning authority. There are other establishments within reasonable walking distance to fulfil the role of the community facility.

The proposal will bring the vacant building back into good use and prevent its further deterioration which will ultimately become a problem building in the area.

The proposal is acceptable and would satisfy the policies of the Local Plan.

### **Recommendation:**

That planning permission is granted subject to the following conditions:

### **Conditions**

1. The development must be begun within three years of the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drg. Nos. Qua/785/2333/02 and Qua/785/2333/01 received 2 August 2017.
3. Before any of the apartments are occupied, a suitable access gate or opening shall be provided in the rear yards areas of the apartments to provide access to the unadopted back street to enable refuse storage bins / containers to be placed ready for collection.
4. Any new stonework to be used in the blocking of openings or otherwise, shall match the existing stonework of the building in size, colour, coursing and texture to the satisfaction of the local planning authority.
5. The new doorway to be formed on the front elevation of the building shall be constructed with detailing, including door surrounds, which matches the existing doorways on the building, to the satisfaction of the local planning authority.

### **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 that appropriate provision is made for refuse storage facilities having regard to Policy H3 of the Burnley Local Plan Second Review.
- 4./5. To ensure a satisfactory standard of elevation treatment having regard to Policy H3 of the Burnley Local Plan Second Review.

CMR