

## Application Recommended for Approval

APP/2017/0572

Ward

Full Planning Application

Proposed new porch extension, utility extension, new drive entrance & alterations to garage and elevations. New disabled ramp to allow access to garden area.

3 THANET LEE CLOSE CLIVIGER

### Background:

The detached property is on the edge of the Park Road housing development adjacent to Towneley Park.

Objections have been received.

### Relevant Policies:

Burnley Local Plan Second Review

GP2 - Development in rural areas

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

TM15 - Car parking standards

Proposed submission Local Plan (emerging Local Plan)

HS5 - House Extensions and Alterations

SP5 - Development Quality and Sustainability

IC3 – Car Parking Standards

SP1 - Achieving Sustainable Development

SP4 - Development Strategy

### Site History:

None.

### Consultation Responses:

**Highway Authority** - Whilst I would raise no objection to the proposal on highways grounds, I would request that the following Condition be attached to any permission that may be granted

1. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access. Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

**Further Highway comments received:** As we discussed earlier there is no reason to object to these proposals. The access would be formed on to an existing adopted highway and would not represent a situation that is not repeated at almost every other driveway/footway interface.

Nevertheless, a minor improvement could be made by removing the wooden fence on the top of the wall for a distance of approx. 2m either side of the entrance which would improve the intervisibility between pedestrians and emerging vehicles.

**Neighbouring resident** – Objects to the proposed new drive entrance at 3 Thanet Lee Close. The junction at Thanet Lee Close and Park Road is a very busy road junction to have another potential entrance into the junction in my opinion would be very hazardous.

The new drive would dissect the pavement between the Thanet Lee junction and the entrance to Towneley Farm/Towneley Park which is a very busy thoroughfare for children, dog walkers and local residents. It would be difficult to turn a car into the proposed entrance and unless it is possible to turn a car round on the property reversing out would be dangerous due to lack of vision. Also if the car was driving straight out, the front wheels and the bonnet of the car would be over the pavement before the driver could see if anyone was crossing.

I have no objections to the other proposed modifications to the property.

**Cliviger Parish Council** – Have concerns about the position of the new driveway access. The pavement across which the driveway is proposed is a well-used path into Towneley Park. It is used by local residents and walkers and also by children and young people. There will be a hazard/conflict between vehicles exiting the drive and footpath walkers emerging from the field.

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

The property is a detached bungalow on the corner of Park Road and Thanet Lee Close and is adjacent to the entrance to Towneley Park/Towneley farmland. The proposals involve the erection of a porch, a utility room extension, a new drive entrance, alterations to the garage and other elevations and a new disabled ramp to allow access to the garden area.

The main considerations are design/materials, privacy/outlook and highway issues.



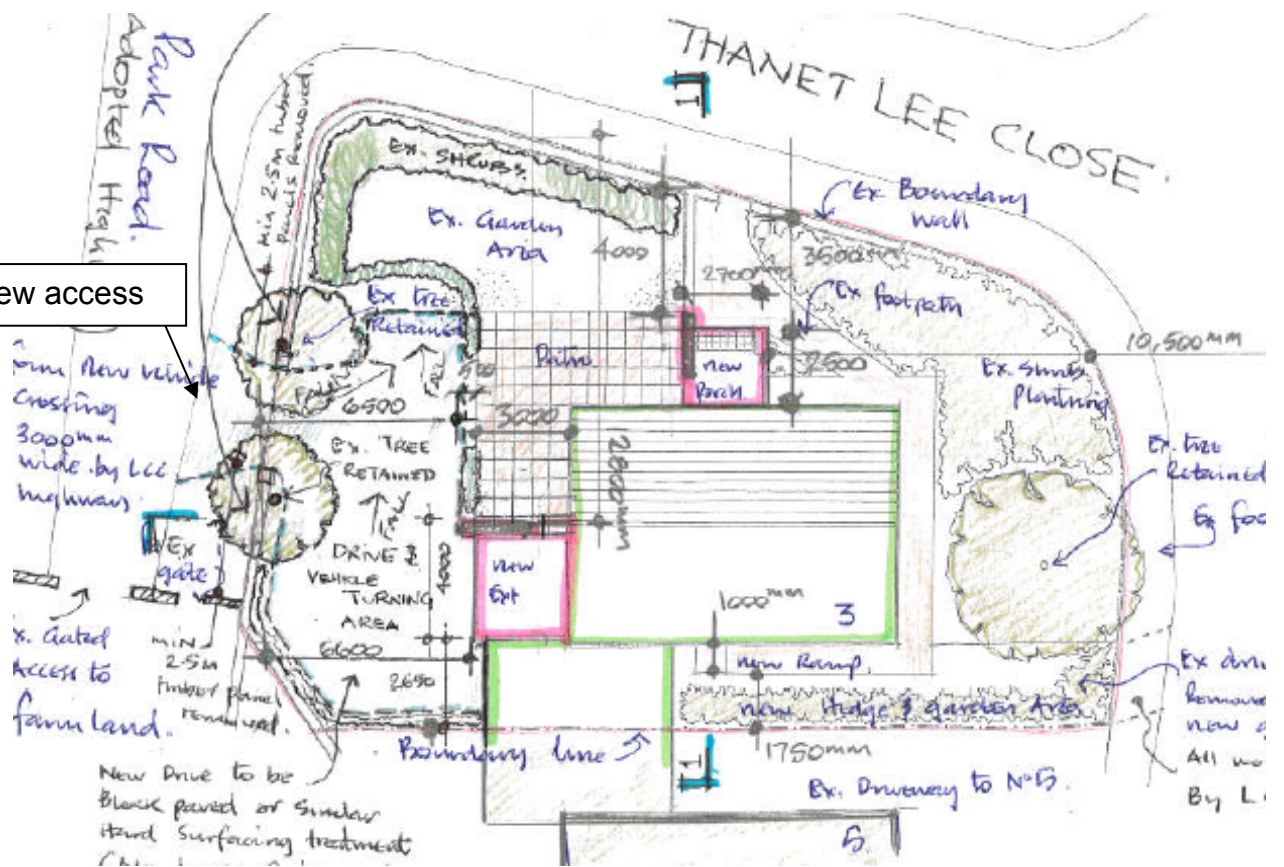
*elevation to Thanet Lee Close (front)*



*side elevation*



Park Road frontage (rear elevation) and gates to Towneley

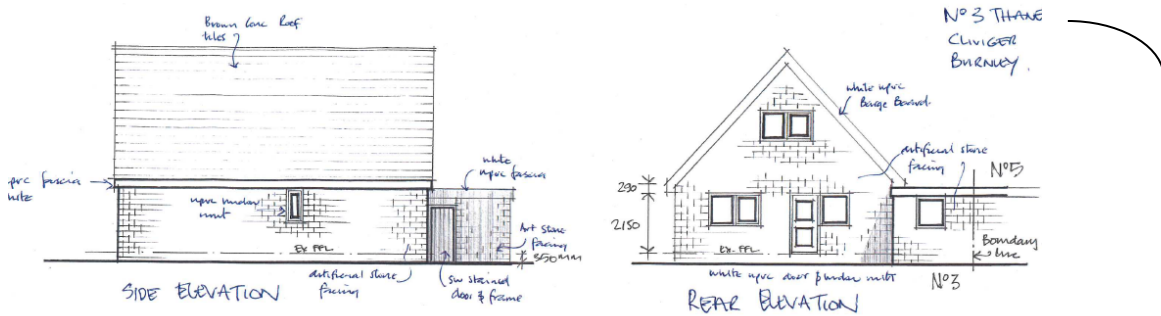


proposed alterations / site layout

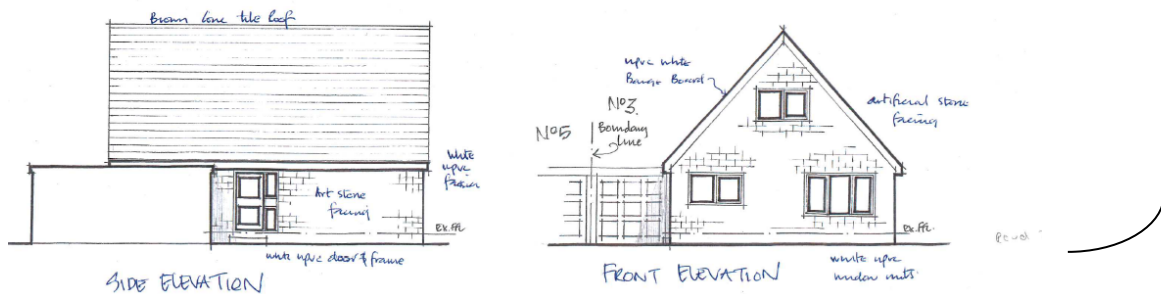
## Design/materials

The proposed porch on the side elevation would be 2.5m by 2.7m and 2.59m in height with a flat roof; the proposed materials are cedar cladding with a felt roof. Additional windows are proposed in the side elevation at ground floor level.

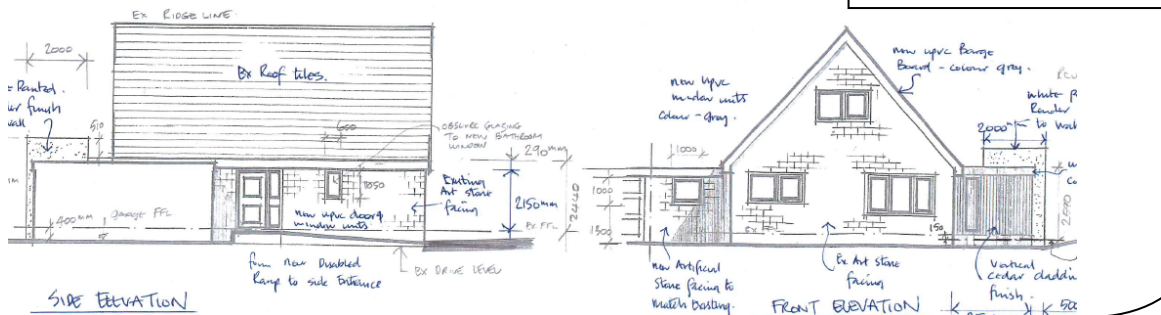
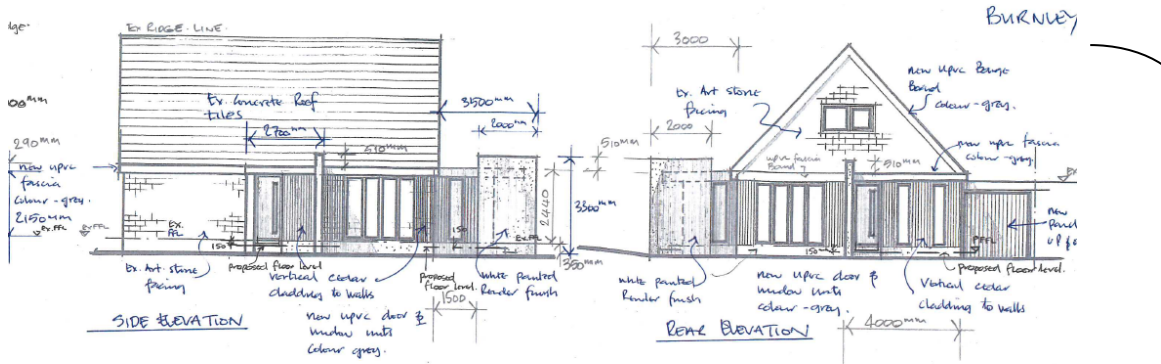
The proposed utility room on the rear elevation would be approx. 3m x 4m and 2.59m in height; the proposed materials are also cedar panelling with a felt roof. Additional windows are also proposed on this elevation.



existing elevations



proposed elevations



The garage door on the front elevation is to be faced in artificial stone with a small window. The opposite end of the garage will be opened up and have cedar garage doors put in.

A disabled ramp is proposed alongside the front elevation from the pedestrian access at the side of the property from Thanet Lee Close.

The existing driveway will be closed off with shrubs planted and the existing vehicular crossing removed.

The design and materials are considered to be acceptable.

#### *Privacy/outlook*

Any new windows created are to be at ground floor level and will not directly face other properties so as to be an issue with regard to privacy and outlook.

#### *Highway issues*

Park Road which narrows at the end (cul-de-sac) where there are gates to Towneley Park is an adopted highway.

The proposed new access onto Park Road is classed as permitted development under Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015; the road is not a trunk road or classified road and as such the formation, laying out and construction of an access to a highway is permitted without the need for planning permission (the footway crossing will need to be carried out to LCC Highway Authority specifications).

The Highway Authority suggested that the applicant could make a minor improvement by removing the wooden fence on the top of the wall for a distance of approx. 2m either side of the entrance which would improve the intervisibility between pedestrians and emerging vehicles. Following this the applicant has submitted a revised plan showing the removal of the high level timber panelling for a minimum of 2.5m either side of the drive entrance and an increase in drive area to provide sufficient area for a car to turn within the site, thus ensuring that all cars can exit the site in forward gear.

#### *Conclusion*

The proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

#### **Recommendation:**

Grant 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: 100/01A, 02, 100/04A, 100/05, 100/06, 100/07 received 29/11/2017. Dwg nos. 100/03B and 100/08 received 9/1/2018.'

3. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

**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 limit the number of access points to, and to maintain the proper construction of the highway.