

DEVELOPMENT CONTROL COMMITTEE

Thursday, 26th July, 2018
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 26th July, 2018 at 6.30 pm

Members of the public may ask a question, make a statement, or present a petition relating to any agenda item or any matter falling within the remit of the committee.

Notice in writing of the subject matter must be given to the Monitoring Officer by 5.00pm three days before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall, Manchester Road or at the Contact Centre, Parker Lane, Burnley or from the web at:

<http://burnley.moderngov.co.uk/ecCatDisplay.aspx?sch=doc&cat=13234> . You can also register to speak via the online agenda. Requests will be dealt with in the order in which they are received.

AGENDA

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 16

To approve as a correct record the Minutes of the previous meeting.

3. Additional Items of Business

To determine whether there are any additional items of business which, by reason of special circumstances, the Chair decides should be considered at the meeting as a matter of urgency.

4. Declaration of Interest

To receive any declarations of interest from Members relating to any item on the agenda in accordance with the provision of the Code of Conduct and/or indicate if S106 of the Local Government Finance Act applies to them.

5. Exclusion of the Public

To determine during which items, if any, the public are to be excluded from the meeting.

6. List of Deposited Plans and Applications

17 - 18

To consider reports on planning applications for development permission:

a) **a APP/2018/0187 303 Queensgate Dental Practice, Colne Road, Burnley**

19 - 26

Two-storey and single-storey extensions at rear.

- | | | |
|-----------|--|---------|
| b) | b APP/2018/0258 - 8 Hope St, Worsthorne, Burnley
Demolition and rebuilding of front elevation, alteration to rear elevation and two storey side extension. | 27 - 34 |
| c) | c APP/2018/0279 - 23 Laburnum Close, Burnley
Proposed dormer extensions to front and rear elevations | 35 - 40 |
| d) | d APP/2018/0183 - 44 Groveside Park, Burnley
Proposed side extension | 41 - 48 |
| e) | e APP/2018/0259 - 39 School House Fold, Hapton, Burnley
Single storey extension to rear and side | 49 - 56 |
| f) | f APP/2018/0262 - Bradget Hey Farm, Burnley Road, Cliviger, Burnley
Extension to dwelling to form ancillary living accommodation. | 57 - 62 |
| 7. | Decisions taken under the Scheme of Delegation
To receive for information a list of delegated decisions taken since the last meeting. | 63 - 68 |

MEMBERSHIP OF COMMITTEE

Councillor Arif Khan (Chair)	Councillor Mohammed Ishtiaq
Councillor Frank Cant (Vice-Chair)	Councillor Marcus Johnstone
Councillor Afrasiab Anwar	Councillor Neil Mottershead
Councillor Gordon Birtwistle	Councillor Mark Payne
Councillor Margaret Brindle	Councillor Asif Raja
Councillor Saeed Chaudhary	Councillor Jeff Sumner
Councillor John Harbour	Councillor Cosima Towneley
Councillor Alan Hosker	Councillor Sue Graham

PUBLISHED

Wednesday, 18 July 2018

This page is intentionally left blank



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 28th June, 2018 at 6.00 pm

PRESENT

MEMBERS

Councillors A Khan (Chair), F Cant (Vice-Chair), A Anwar, G Birtwistle, M Brindle, S Chaudhary, S Graham, J Harbour, A Hosker, M Johnstone, A Raja, J Sumner and C Towneley

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Graeme Thorpe	– Planning Team Manager
Janet Filbin	– Senior Planner
David Talbot	– Senior Solicitor
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Imelda Grady	– Democracy Officer

14. Minutes

The Minutes of the last meeting held on 7th June 2018 were approved as a correct record and signed by the Chair.

15. Declaration of Interest

Councillor Cosima Towneley declared an Other (prejudicial) interest in item APP/2018/0214 – Rockwater, Foxstones Lane, Burnley . She spoke on the item but did not take part in the debate or vote on the matter.

16. List of Deposited Plans and Applications

The following members of the public attend the meeting and addressed the Committee under the Right to Speak Policy:

Phil Neal	APP/2018/0113 – 3 Printers Fold, Burnley
Steven Thomas	APP/2018/0214 – Rockwater, Foxstones Lane, Burnley

RESOLVED That the list of deposited plans be dealt with in the manner shown in the appendix to these minutes.

17. APP/2018/0148 - Unit 6, 7 and F Belshaw Court, Billington Road, Burnley

Full Planning Application

**Proposed industrial extension (B8 use) to current food storage facility
UNIT 6 AND 7 AND 8 BELSHAW COURT BILLINGTON ROAD, BURNLEY**

Decision: That planning permission be 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; Drawing nos. ESD0112_2DT, AH113_02 rev A, AH113_03 rev A all received 21st March 2018; additional plan AH113_04 rev A received 19th April 2018, amended plan AH113_01 rev B received 18th June 2018, and additional Vehicle Tracking Plan 001 Rev. A received 26th June 2018.
3. Notwithstanding any indication on the submitted application form, the approved extension and approved new industrial building shall be used for Class B8 (storage and distribution use) of the Town and Country Planning (Use Classes) Order 1987 only and notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any provisions equivalent to that Class or any statutory instrument revoking and re-enacting that Order with or without modification) shall not be used for any other Class B use.
4. Prior to any development being commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, as well as details of new planting along the southern edge of the site, providing details of species, planting numbers, heights on planting, cultivation, staking and maintenance.

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 any part of the approved development or its completion, 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. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays
 - v) measures to control the emission of dust and dirt during construction
 - vi) wheel washing facilities
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) details of working hours.
7. There shall be no external lighting on any part of the development unless details of a scheme of lighting have been first submitted to and approved in writing by the Local Planning Authority. Only external lighting approved by the scheme shall thereafter be installed at the site.
8. The external materials of construction to be used on the walls and roof of the approved extension and new warehouse building shall be as described on the approved plans unless any variation to this is otherwise first approved in writing by the Local Planning Authority.
9. The development shall not begin until:
 - a. A strategy for investigating contamination present on the site has been submitted to and approved in writing by the local planning authority;
 - b. An investigation has been carried out in accordance with the approved strategy;
 - c. A written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, including a programme for implementation, has been submitted to and approved in writing by the local planning authority.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Remediation work on contamination not identified on the initial investigation but found during construction work shall be carried out in accordance with details approved in writing by the local planning authority subsequent to its discovery. Evidence verifying that all remediation work has been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the local planning authority before any part of the development is brought into use.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
11. A scheme for the layout of the car parking spaces and manoeuvring areas shall be submitted to the local planning authority for approval and the areas marked out in marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.
12. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

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. In the interests of clarity as the application form incorrectly refers to the existing building at Enterprise House as Class B2 (general industrial) use and the proposal provides insufficient car parking for other Class B uses and to safeguard highway safety, in accordance with Policies GP1 and TM15 of the Burnley Local Plan, Second Review (2006).
4. To provide some degree of softening to the edge of the site, in accordance with Policy EW5 of the Burnley Local Plan, Second Review (2006). The details are required prior to the commencement of development to ensure that provision can be made for their implementation at the appropriate stage of the development process.
5. To ensure the satisfactory implementation of the approved landscaping scheme and the achievement of its objective, in accordance with Policy EW5 of the Burnley Local Plan, Second Review (2006).
6. To ensure that the safety and amenities of other businesses and employees in the vicinity of the construction works as well as residents in the wider area are satisfactorily protected, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006).
7. To avoid excessive lighting adjoining a rural area, in accordance with Policies GP1 and GP2 of the Burnley Local Plan, Second Review (2006).
8. To ensure a satisfactory appearance to the development, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).

9. To ensure that risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecology systems, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy GP7 of the Burnley Local Plan Second Review.
10. To prevent stones and mud being carried onto the public highway to the detriment of road safety.
11. To allow for the effective use of the parking areas.
12. Vehicles reversing to and from the highway are a hazard to other road users.

18. APP/2018/0105 - Land East of Woodplumpton Road, Burnley
--

Full Planning Application

**Proposed construction of a stable barn and 40m x 20m all-weather outdoor arena.
LAND EAST OF WOODPLUMPTON ROAD**

Decision: That planning permission be 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: 2092_01RevA and 2092_04RevC, received on 21 May 2018; and, 2092_03RevC and 2092_05RevC, received on 24 May 2018.
3. The stables and outdoor horse arena hereby approved shall be used for private purposes only and shall not at any time be used for livery, riding school purposes, events, gymkhanas or any commercial purpose.
4. There shall not at any time be any floodlighting or illumination of the outdoor arena or any part of the application site.
5. The external materials of construction to be used on the walls and roof of the development shall be as described on the approved plans only and shall not be varied unless otherwise approved in writing by the Local Planning Authority.
6. The development shall be constructed to comply with the levels and finished floor levels as indicated on the approved plans only and shall not be varied unless otherwise previously submitted to and agreed in writing by the Local Planning Authority.
7. Prior to the commencement of development, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of

development and details of new tree/shrub planting (as illustrated on the approved plans) shall be submitted to and approved in writing by the Local Planning Authority.

8. All planting or seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of any part of the approved development 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.
9. Prior to the approved stable barn being first brought into use, wheel washing facilities to be used for the cleaning of the wheels of vehicles before departing the site shall be placed in situ and made available for use in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. The approved wheel washing facilities shall thereafter be retained in perpetuity.
10. Prior to any part of the approved development being first brought into use, that part of the vehicular access between the highway boundary and the gated access shall be hard surfaced in tarmacadam, concrete or similar hard surfacing material.
11. Run-off from the approved development shall be directed to soakaways, in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development or any part of it being first brought into use, whichever is the sooner, unless an alternative scheme is otherwise previously agreed in writing by 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 the satisfactory implementation of the proposal which is only suitable for private purposes, in accordance with Policies GP2 and CF7 of the Burnley Local Plan, Second Review (2006) and Policy EMP7 of Burnley's Local Plan, Submission Document (July 2017).
4. To avoid any adverse effects from illumination in the countryside in order to protect the rural and tranquil character of the site, in accordance with Policies GP2 and CF7 of the Burnley Local Plan, Second Review (2006) and Policies EMP7 and NE5 of Burnley's Local Plan, Submission Document (July 2017).
5. To ensure a satisfactory appearance to the development, in accordance with Policies GP2 and CF7 of the Burnley Local Plan, Second Review (2006) and Policy EMP7 of Burnley's Local Plan, Submission Document (July 2017).
6. To ensure the satisfactory implementation of the proposal, having regard to the visual impacts of the development, in accordance with Policies CF7 and E27 of the Burnley

Local Plan, Second Review (2006) and Policies EMP7 and NE3 of Burnley's Local Plan, Submission Document (July 2017).

7. In order to assist the development in integrating into an area of open and prominent countryside, in accordance with Policies CF7 and E27 of the Burnley Local Plan, Second Review (2006) and Policies EM7 and NE3 of Burnley's Local Plan, Submission Document (July 2017). The scheme is required prior to the commencement of development in order to ensure that any site preparation or protection measures can be undertaken at the appropriate stages.
8. In order to ensure that the required planting scheme achieves its objective in respect of assisting the development in integrating into an area of open and prominent countryside, in accordance with Policies CF7 and E27 of the Burnley Local Plan, Second Review (2006) and Policies EM7 and NE3 of Burnley's Local Plan, Submission Document (July 2017).
9. To prevent loose material being dragged onto the public highway, in the interests of highway safety, in accordance with Policy CF7 of the Burnley Local Plan, Second Review (2006) and Policy EMP7 of Burnley's Local Plan, Submission Document (July 2017).
10. To prevent loose material being dragged onto the public highway, in the interests of highway safety, in accordance with Policy CF7 of the Burnley Local Plan, Second Review (2006) and Policy EMP7 of Burnley's Local Plan, Submission Document (July 2017).
11. To minimise surface water run-off onto the adjoining highway, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006) and Policy CC4 of Burnley's Local Plan, Submission Document (July 2017).

19. APP/2018/0224 - Land rear of Southern Avenue, Burnley
--

Outline Planning Application

Erection of 5 detached dwellings including details of access (all other matters reserved) (renewal of APP/2015/0233)

LAND REAR SOUTHERN AVENUE BURNLEY

Decision: That outline planning permission be granted subject to the following conditions:

Conditions

1. Approval of the details of the layout, scale and appearance of the buildings and the landscaping of the site (the reserved matters) shall be obtained from the local planning authority in writing before any development starts.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected and the

landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
5. Construction works shall not take place in connection with the development, outside the hours of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and no works shall take place on Sundays or Bank Holidays.
6. No development hereby approved shall start until a scheme for the disposal of surface waters, based on sustainable principles, has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.
7. No development shall start until a scheme detailing the improvements to the junction of Southern Court with Ightenhill Park Lane and the resurfacing of Southern Court has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not start until the scheme has been implemented in accordance with the approved details.

Reasons

- 1-4 Imposed pursuant to Section 92 of the Town and Country Planning Act 1990. The application is in outline only and does not contain complete details of the proposed development.
5. To protect the amenities of nearby residents, in accordance with Policy GP7 of the Burnley Local Plan, Second Review.
6. To prevent the increased risk of flooding and to prevent pollution of controlled waters in accordance with policies E8 and E9 of the Burnley Local Plan, Second Review.
7. In the interests of highway safety having regard to Policy GP1 and H3 of the Burnley Local Plan Second Review.

20. APP/2018/0013 - 3 Printers Fold, Burnley

Full Planning Application

**Proposed two storey extension to side and rear, and single storey to rear of dwelling
3 PRINTERS FOLD, LOWERHOUSE, BURNLEY**

Decision: That planning permission be 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 drawings:
Drawing Number PF 01, received 17 May 2018
Drawing Number PF 02, received 17 May 2018

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.

21. APP/2018/0171 - 98 Casterton Avenue, Burnley

**Full Planning Application
Proposed single storey extension
98 CASTERTON AVENUE, BURNLEY**

Decision: That the Head of Housing and Development Control be delegated to grant planning permission subject to the receipt of a satisfactory amended plan to address privacy issues.

22. APP/2018/0214 - Rockwater, Foxstones Lane, Burnley

**Reserved Matters Application
Details of layout, scale, appearance and landscaping following outline planning permission APP/2014/0434
ROCKWATER FOXSTONES LANE BURNLEY**

Decision: The Committee was minded to approve the application subject to the comments of the Council's Ecology Adviser but the Head of Housing and Development Control be delegated to grant planning permission subject to the following conditions and any additional conditions recommended by the Ecology Adviser.

Conditions:

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 5587-E00A (Location Plan); 5587-E01A (Site Plan); and 5587-P01A (Site Plan, floor plans and elevations).
3. The development shall be carried out in full accordance with the recommendations of the submitted Ecological Appraisal (Envirotech report reference 4591, version 2, dated April 18).
4. No development shall start until any trees and shrubs within the site edged red are adequately protected from injury or damage prior to or during the development works to the satisfaction of the local planning authority. Such protection measures shall be implemented before any works are carried out and retained during building operations and no excavations, site works, trenches or channels should be cut or services laid or soil, waste or other materials deposited so as to cause damage or injury to the root structure of the trees or shrubs.

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 any ecological impacts of the development are adequately mitigated in line with Policy E5 of the Burnley Local Plan Second Review.
4. To ensure trees and shrubs are not damaged during construction works having regard to Policy E6 of the Burnley Local Plan Second Review.

23. APP/2018/0255 - Former Open Market and Cinema, Curzon Street, Burnley

Full Planning Application

Reinstatement works including new cladding, new roof system, new staircase and landscaping

FORMER OPEN MARKET & CINEMA CURZON STREET BURNLEY

Decision: The Committee was minded to approve the development but the Head of Housing and Development Control be authorised to grant planning permission at the end of the consultation period (3 July 18), 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: Location Plan, Scale 1:1000; Site Plan, Scale 1:1000; Drawing No. E12150/1 and E12150/2 received 30 May 2018.
3. Precise details of the external cladding and all external materials to be used in the development shall be submitted to and approved in writing by the local planning authority before they are used in the development.

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 having regard to Policy GP3 of the Burnley Local Plan Second Review.

24. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 14th May 2018 to 10th June 2018.

This page is intentionally left blank

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

26th July 2018

Housing and Development

This page is intentionally left blank

Housing & Development
19 Parker Lane

Ref.

APP/2018/0187

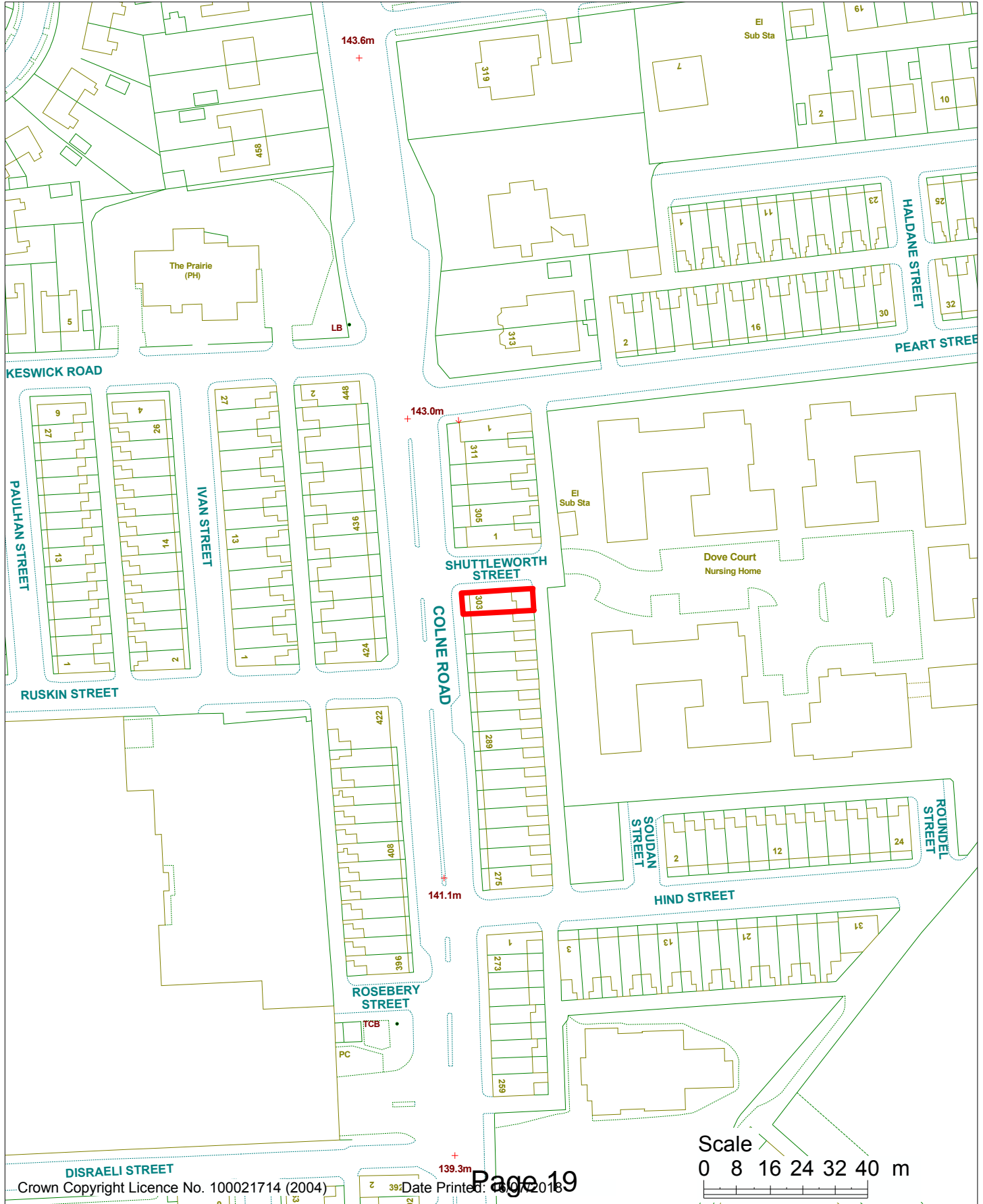
Paul Gatrell Head of Housing and Development

Location:



303 Queensgate Dental Practice, Colne Road, Burnley

1:1250



This page is intentionally left blank

Full Planning Application
Two-storey and single-storey extensions at rear
303 QUEENSGATE DENTAL PRACTICE COLNE ROAD BURNLEY

Background:

The application relates to a large end-of-terrace, former dwelling house, used for many years as a Dental Surgeons practice.

An objections has been received from the Highway Authority on grounds of absence of car parking provision..

Relevant Policies:

Burnley Local Plan Second Review (Adopted 2006; currently saved)

CF14 – Provision, retention and enhancement of community facilities

TM15 – Car Parking Standards

Burnley's Local Plan – Proposed Submission Document, July 2017

SP5: Development Quality and Sustainability

IC3: Car Parking Standards

[The document has been submitted to the Secretary of State. As objections were received in respect of Policy SP5 and IC3, therefore, they should be given little weight]

Site History: No relevant applications.

Consultation Responses:

Highway Authority – Objection to the proposal as follows (summarised):

Burnley's emerging Local Plan expects that a Medical Health Facility would have 4 car parking spaces per Consulting Room. This establishment would require 16 spaces. No provision is made for any off street parking. One side of Shuttleworth Street has parking prohibited at any time.

Coal Authority – No objection subject to the imposition of a condition requiring an intrusive investigation; report; and, mitigation in relation to any adverse findings.

Planning and Environmental Considerations:

The large end-of-terrace, former dwelling house, has been used for many years as a Dental Surgeons practice. The building fronts Colne Road at the junction with Shuttleworth Street, to which it has its side elevation. In more recent times the traditionally walled back yard was opened up (rear boundary wall entirely removed), to enable the parking of one or two cars, for staff. It needs be said that the spaces were substandard in space and means of access from the narrow (3.9m wide) back street.



Application site, rear of property

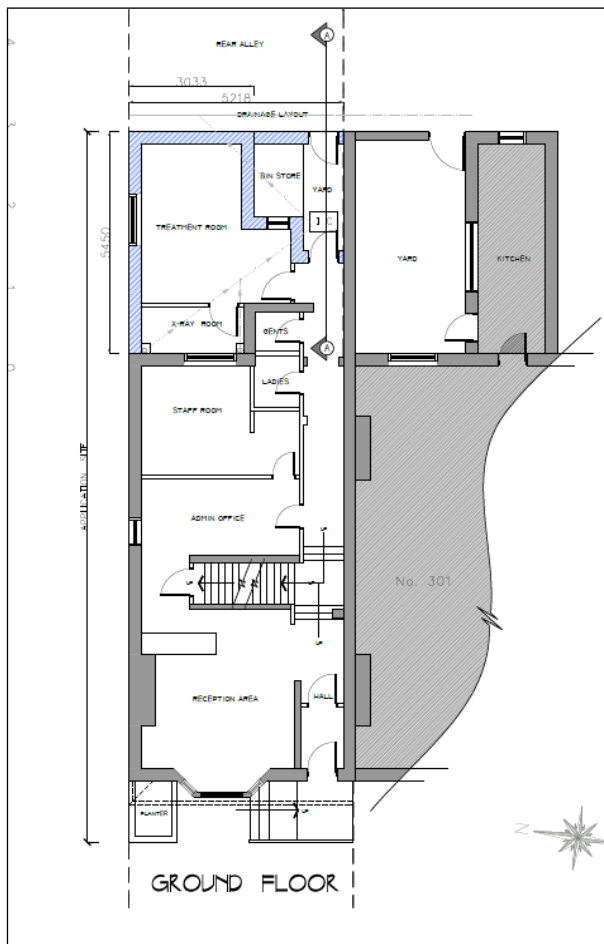
The present proposal is to build a two-storey out-building to provide improved accommodation for the practice.



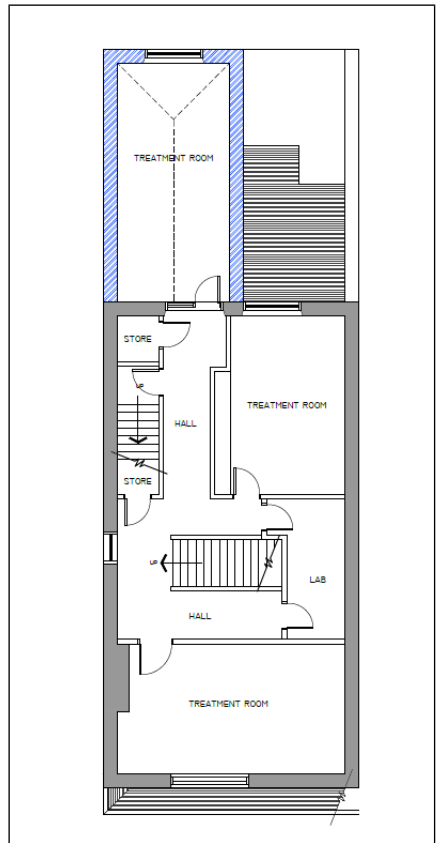
Proposed side elevation



Proposed rear elevation



Ground Floor



First Floor

Layout plans



Front elevation

Policies and assessment

The main planning issues are the appearance of the extension, its impact on residential amenity, and car parking in relation to the proposal.

Appearance and amenity

Policy CF14 (as relevant to this proposal) requires that the proposal would not have an adverse effect on residential amenity. **SP5** of the emerging plan, would expect respect for locally characteristic scale and massing, and no unacceptable adverse impact on the amenities of neighbouring occupants, including by reason of overlooking.

The two-storey outbuilding would project 5.45m from the main rear wall and would project about 0.9m beyond the '45 degree rule' angle in respect of a first floor bedroom window of the adjoining house.

Therefore, there would be a marginal loss of outlook from that window. However, the proposed extension is due north of that house, so that there would be little, if any, loss of sunlight. There would be no loss of privacy.

The proposed extension is thoughtfully designed to match the form and materials of the existing building, so that it would blend well with the surroundings. Arguably, the appearance of the rear of the terrace would be enhanced by the closure to general view of its outbuildings and back yards.

Car parking

TM15 and **IC3** (of the emerging plan) specify a requirement for 4 car spaces per consulting room for buildings providing medical/health facilities.

The proposal would increase consulting rooms at the dental surgery from two to four. There would, therefore, be a requirement (on paper) for 16 car parking spaces, and the Highway Authority has drawn attention to this policy requirement.

Provision of car parking is clearly not possible in this instance. However, the site is located on a main-line bus service and within a tightly knit urban area with a large

potential catchment of clientele within reasonable walking distance. And, there is street parking available in adjacent streets.

In earlier years, medical and dental practices customarily operated from the residence of the practitioner, and that was recognised by planning legislation at the time. The present surgery appears to have emerged on that basis, and clearly the practise is responding to the nationally reported need for the expansion of health facilities. On that basis, there is need to strike a balance; and the view is taken that this should go in favour of allowing the proposal to go forward.

Recommendation:

The planning permission be 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 shall be carried out in accordance with the application drawings, namely: QDP 20 L 01 (Site Location and Block Plan); QDP 20 E 02 (Existing Plans and Elevations, received 18 April 2018; QDP 20 E 03 Revision A (Proposed Plans); QDP 20 P 03 (Proposed Elevations), received 25 June 2018.
3. Waste/recycling bins shall not be kept on the highway at any time.
4. The external materials of construction (including stone and slate) shall match those of the existing building in colour and texture.
5. The development shall not begin until:
 - a. An intrusive site investigation shall be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site, assess ground conditions and the potential risks posed to the development by past shallow coal mining activities,
 - b. The submission of a report of findings arising from the intrusive site investigations, the results of any gas monitoring and a scheme of proposed remedial works for approval; and
 - c. The implementation of those remedial works.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Evidence verifying that all remediation work has been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the local planning authority before any part of the development is brought into use.

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 and visual amenity.
4. In the interests of visual amenity, in particular because of the prominent position of the proposed extension.
5. In order to fully assess the coal mining legacy potential of the site, as requested by The Coal Authority.

AR
10.7.2018

Housing & Development
19 Parker Lane

Ref.

APP/2018/0258

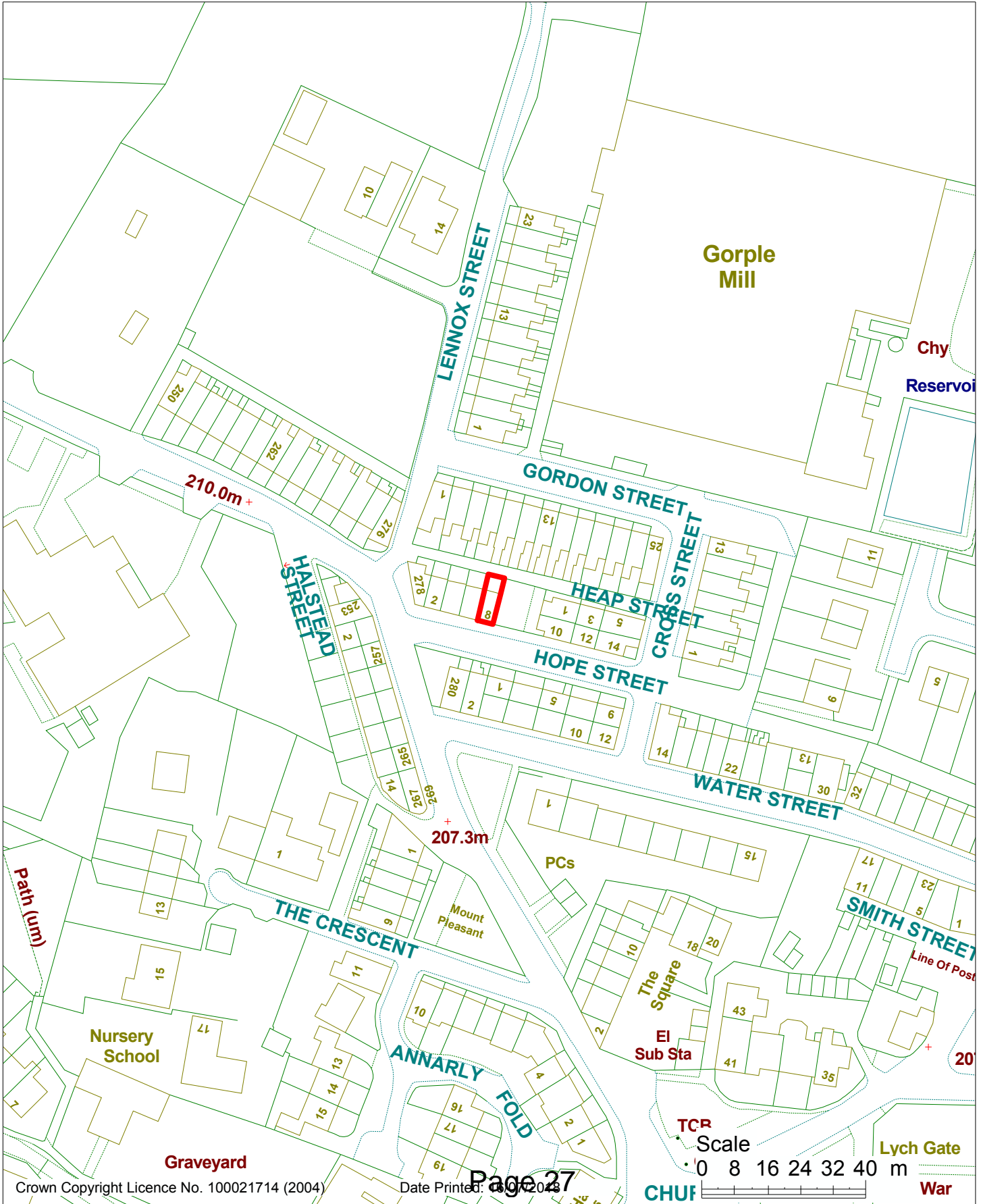
Paul Gatrell Head of Housing and Development

Location:



8 Hope Street, Worsthorne, Burnley

1:1250



This page is intentionally left blank

Full Planning Application

Demolition and rebuilding of front elevation, alteration to rear elevation, two storey side extension and new stone rear boundary wall
8 HOPE STREET WORSTHORNE BURNLEY

Background:

The proposal is to carry out some re-building works to the existing terrace dwelling and to erect a two storey extension to the side and a new rear boundary wall. The property is situated within the built-up area of Worsthorne village and within the Worsthorne Conservation Area.

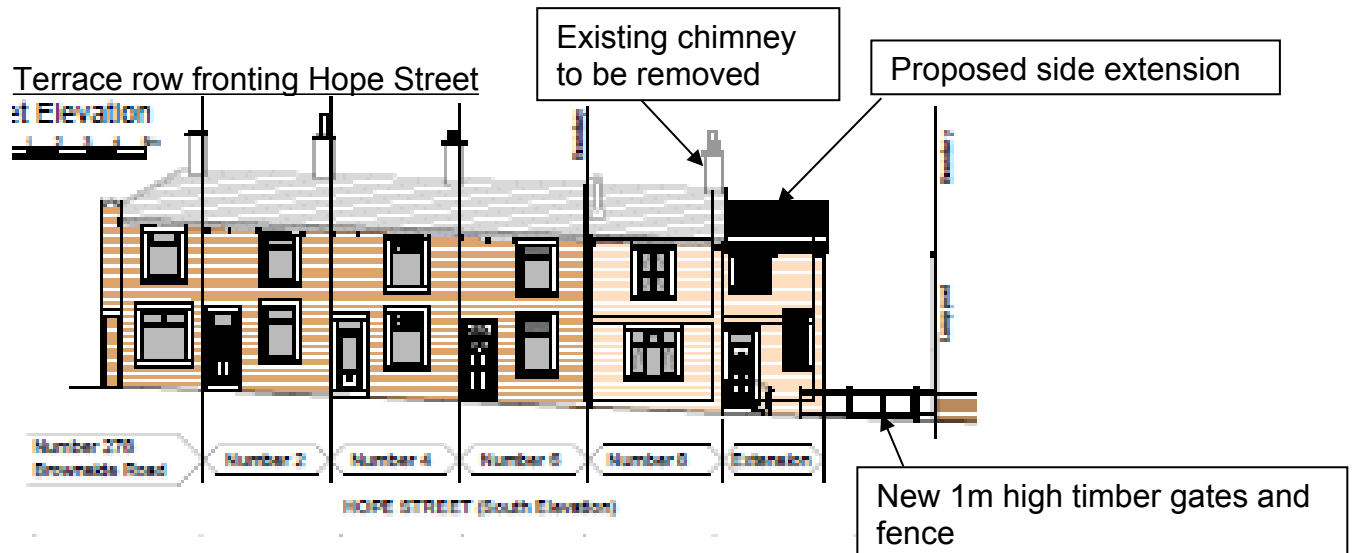
Application site - End gable property with side garden



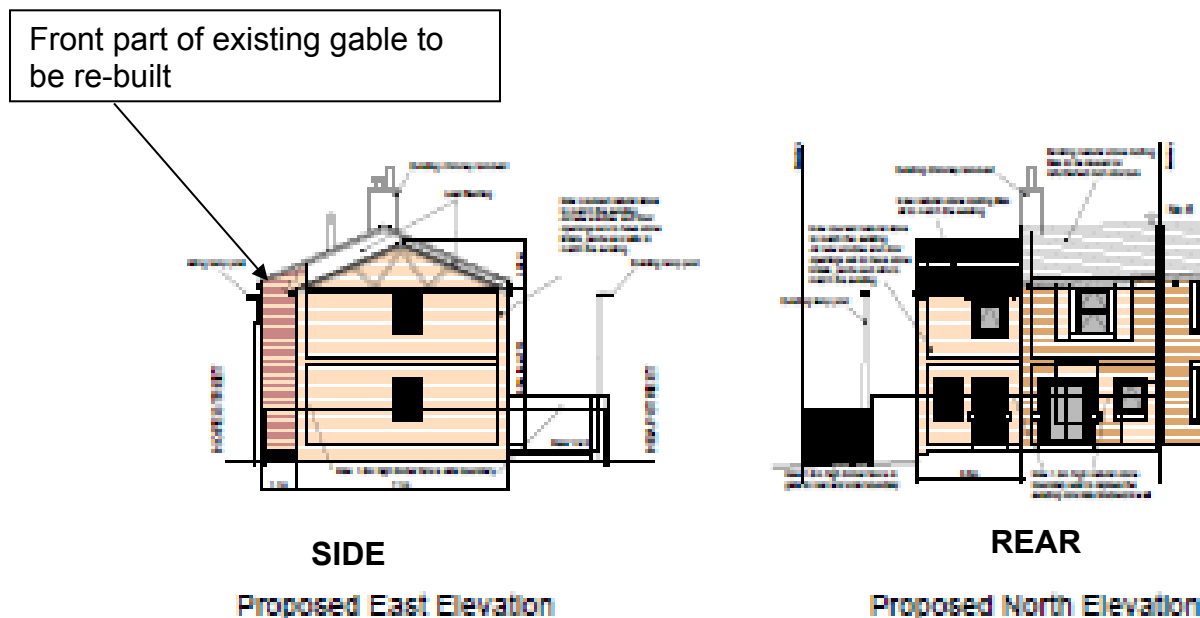
8 Hope Street →

Side garden of application site up to the end of fence and lamppost

The front face of the terrace together would be re-built due to structural issues with the property. The proposed two storey side extension would be set back from the existing front of the house and extend across almost half of the side garden. The existing front face of the house would have windows only and a new front door with steps would be formed to the front of the extension.



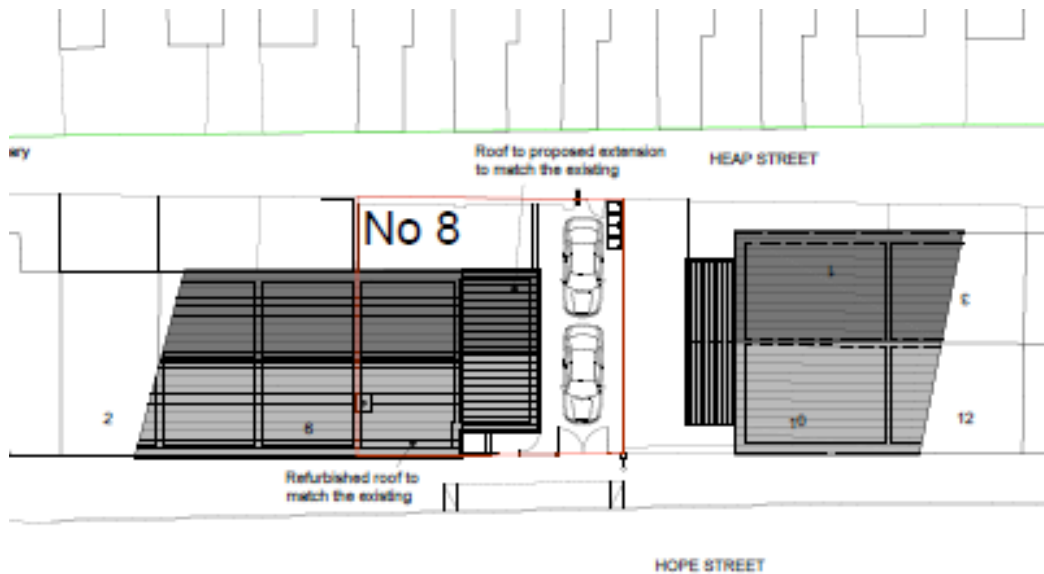
The proposed side extension would be set back from the front by 1.1m and would have a slightly lower eaves height and ridge height to the existing terrace. The existing chimney is indicated to be removed which in isolation would not have required planning permission. The proposed extension would be constructed in natural stone and natural stone roof slate to match the existing terrace.



The first floor window on the new gable elevation would serve the landing.

The remaining land to the side of the property would be used to create two tandem car parking spaces with gates to the front that would open inwards

Proposed car parking spaces



A new 1.6m high stone boundary wall would be erected to replace a concrete blockwork wall along the rear boundary of the plot fronting Heap Street.

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP3 – Design and quality

H13 – Extensions and conversions of existing single dwellings

E12 – Development in, or adjacent to, conservation areas

TM15 – Car parking standards

Burnley's Local Plan, Submission Document (July 2017)

SP5 – Development quality and sustainability

HS5 – House extensions and alterations

HE2 – Designated heritage assets

IC3 – Car parking standards

Site History:

None.

Consultation Responses:

LCC Highways

Object on the basis that the tandem pair of spaces should be 10m long with a wider gate opening (proposed length is 9.4m and gate opening is 2.1m). The dropped kerb should also be in line with the gate opening. [The applicant has been asked to improve the car parking layout to address these points and any comments on revised plans will be reported in late correspondence].

Worsthorne with Hurstwood Parish Council

It is noted that the work is required due to the dangerous structure but the car parking aspirations may not be realistic.

Publicity

One neighbour objection has been received from the occupier of a property to the rear of the application site. A summary of their objection is provided below:-

- Impact on privacy from overlooking
- Reduced sunlight due to overshadowing
- Should be single storey only.

Planning and Environmental Considerations:

Principle of proposal

There is no objection in principle to the improvement and extension of this dwelling within its curtilage within a primarily residential area. The main issues are considered below.

Impact on Conservation Area

Policy E12 of the local plan and Policy HE2 of the emerging local plan which is at an advanced stage seek to protect the special character of conservation areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confer upon local planning authorities a duty to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

The re-building of the front elevation is necessary due to the structural condition of the property and would be carried out using the same or matching local stone. The front door position would be re-located to the front of the extension where it would continue to provide a formal entrance. The proposed extension would appear subservient to the existing terrace row due to its recessed position and lower eaves and ridge height and would respect the natural materials of the original terrace. Its impact on the terrace and the Conservation Area would be less than significant. The proposal therefore would not significantly affect the special character and appearance of the Worsthorne Conservation Area.

Impact on residential amenities

Policy H13 of the local plan and Policy HS5 of the emerging local plan set out the criteria for assessing house extensions, in each case requiring proposals to safeguard the amenities of neighbouring properties. The interface distance between fronts of the properties on Hope Street would be maintained and slightly greater than the main dwelling due to a short set back. The new gable end elevation of the side extension would contain an upper floor landing window only which would have minimal impact on the privacy of the adjacent property on Hope Street.



Rear elevations of houses on Gordon Street

An objection has been received relating to the loss of privacy to a property on Gordon Street from a new rear first floor bedroom window in the proposed side extension and to the impact of the extension on loss of sunlight. The proposed bedroom window would have an interface distance of approximately 13m from the main rear elevation of the facing terrace row which would be similar to the remainder of the terrace row. There would be some degree of overshadowing to this terrace row but this would be limited to due to the separation distance which would be consistent with the main terrace. The residential amenities would not therefore be significantly affected by the proposed development.

Impact on car parking

Policies H13 of the local plan and Policy HS5 of the emerging local plan require that proposals for extensions do not lead to an unacceptable loss of parking. In this case, the proposal involves creating off-street parking for the property from land at the side of the dwelling. LCC Highways has requested some modifications to the layout to ensure that two car parking spaces can be created in tandem whilst also allowing for the opening of gates. The applicant has been asked to provide this and an update on this matter will be reported in late correspondence.

Conclusion

The proposed re-building works and extension would not significantly affect the Worsthorne Conservation Area or residential amenities and would provide adequate parking subject to the provision of an amended layout to provide two satisfactory parking spaces.

Recommendation: Delegate decision to the Head of Housing and Development Control to approve subject to the receipt of an amended plan to provide a satisfactory parking layout and 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: 18-05-01, 18-05-11A and 18-05-10A, received on 1 June 2018.
3. The external walls and roof of the development shall utilise the existing natural stone and natural stone slate where applicable and stone and natural stone slate which matches the existing dwelling in terms of its type, size, shape, texture and colour.
4. The proposed car parking shall be constructed, surfaced and available for use prior to the approved extension being first brought into use.
5. The proposed gates fronting Hope Street shall open inwards into the site only and shall not at any time be permitted to cross the adjoining footway.

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, having regard to its impact on the Worsthorne Conservation Area, in accordance with Policies H13, GP3 and H12 of the Burnley Local Plan, Second Review (2006) and Policies SP5, HS5 and HE2 of Burnley's Local Plan, Submission Document (July, 2017).
4. To ensure adequate parking to cater for the needs of the development, in accordance with Policies H13 and TM15 of the Burnley Local Plan, Second Review (2006) and Policies HS5 and IC3 of Burnley's Local Plan, Submission Document (July, 2017).
5. To prevent an obstruction on the public highway, in the interests of pedestrian and highway safety, in accordance with Policy H13 of the Burnley Local Plan, Second Review (2006) and Policy HS5 of Burnley's Local Plan, Submission Document (July, 2017).

JF
17/7/2018

Housing & Development
19 Parker Lane

Ref.

APP/2018/0279

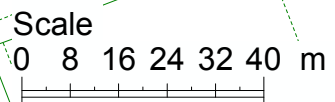
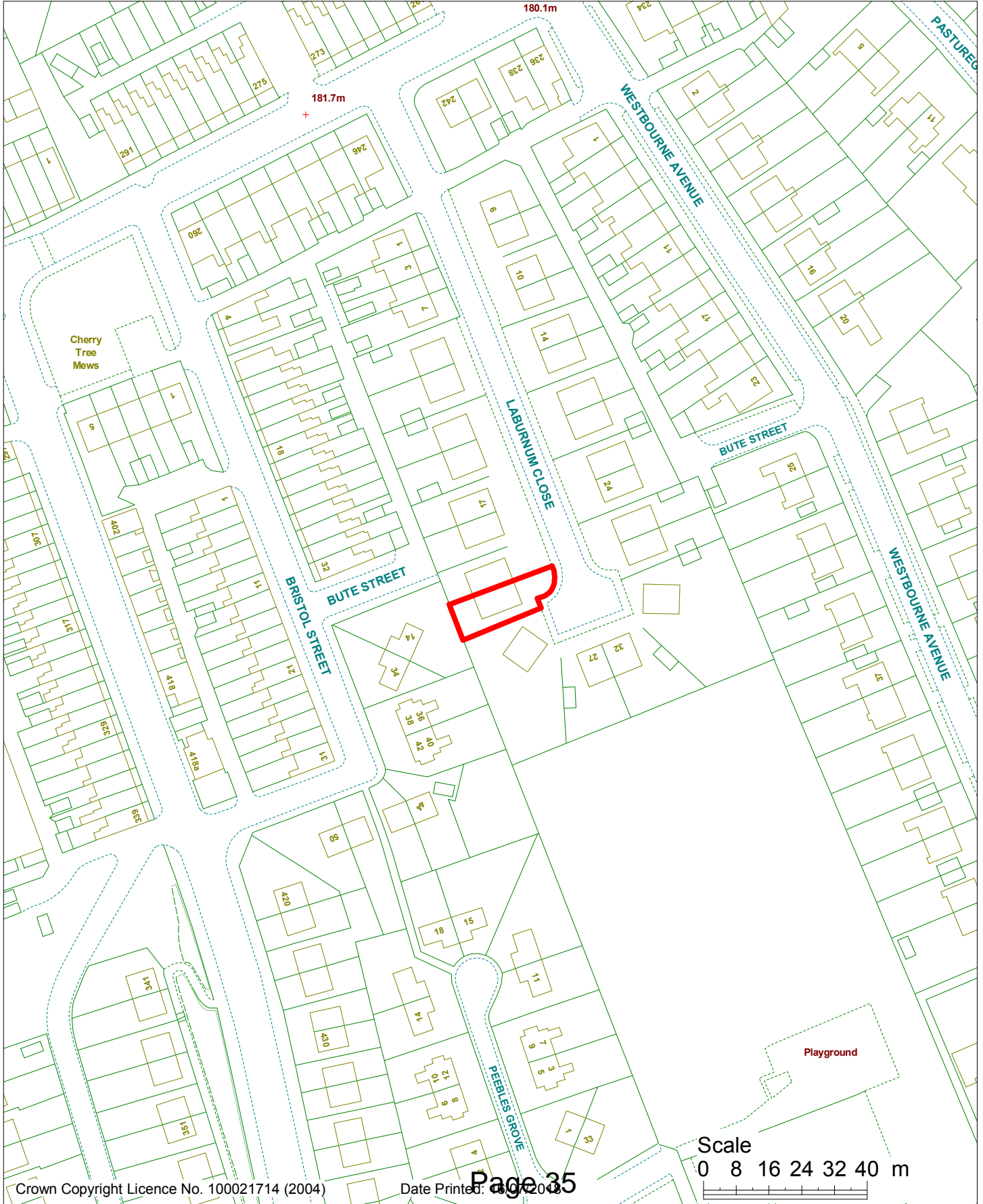
Paul Gatrell Head of Housing and Development

Location:



23 Laburnum Close, Burnley

1:1250



This page is intentionally left blank

Full Planning Application
Proposed dormer extensions to front and rear elevations
23 LABURNUM CLOSE BURNLEY

Background:

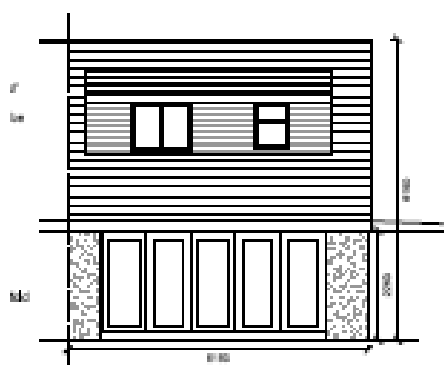
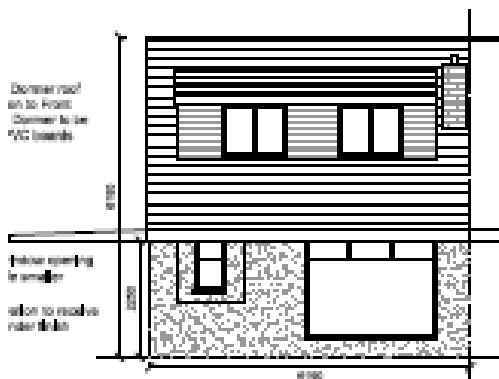
The proposal is to construct dormers to the front and rear of a semi-detached bungalow towards the end of a cul-de-sac of similar bungalow properties, situated within a primarily residential area off Coal Clough Lane.



The proposed dormers would occupy almost the full width of the roofspace but would sit well within the roof. The proposed dormers would be clad in white PVCu.

PROPOSED FRONT

PROPOSED REAR



Front (East) Elevation

Rear (West) Elevation

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP3 – Design and quality

H13 – Extensions and conversions of existing single dwellings

TM15 – Car parking standards

Burnley’s Local Plan, Submission Document (July 2017)

SP5 – Development quality and sustainability

HS5 – House extensions and alterations

IC3 – Car parking standards

Site History:

None.

Consultation Responses:

LCC Highways

No objections.

Publicity

A letter of objection has been received from an occupier to the rear of the application site. The letter state that the objection is on the grounds of a loss of privacy but that there would be no objection to the use of obscure glazing.

Planning and Environmental Considerations:

Principle of proposal

There is no objection to the principle of developing and improving the existing dwelling within its curtilage within a residential area. The property has sufficient off-street parking to cater for the proposed additional bedrooms (net increase in one bedroom) and has a similar appearance within the street scene to other neighbouring properties (see below).



As such, the main issue relates to the impact of the proposal on residential amenities.

Impact on residential amenities

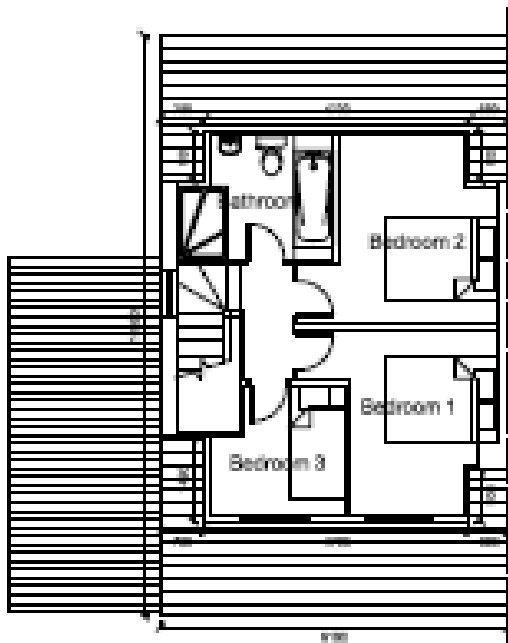
Policy H13 of the local plan and Policy HS5 of the emerging local plan set out the criteria for assessing house extensions, in each case requiring proposals to safeguard the amenities of neighbouring properties. The proposed front dormer is similar to

other dormer extensions within this cul-de-sac and would lead to any significant increased amount of overlooking. The objection that has been received relates to the potential overlooking into a rear private garden across the rear boundary of the site. The existing rear of the property creates no overlooking towards the property at the rear.



The proposed dormer to the rear requires planning permission due to the use of white PVCu cladding that is not of similar appearance to the materials of the existing roof. The proposed dormer would contain a bedroom and bathroom window.

Proposed first floor



First Floor Plan

The proposed bedroom window would be a distance of approximately 8m to the common rear boundary and would not cause overlooking into windows of the property at the rear. There would be views into the rear garden which is otherwise relatively private but these views would not be at close quarters and would only result in a level of overlooking that is generally acceptable within built-up residential areas. This would not therefore be sufficient grounds to refuse planning permission. The letter of objection suggests that the use of obscure glazing to overcome their concerns. The proposed bathroom window would be obscurely glazed but it would be inappropriate to require the use of obscure glazing in the rear bedroom window due to the poor level of amenity that this would afford in a bedroom.

Conclusion

The proposed dormer extensions are acceptable and would have an acceptable impact on their surroundings and on residential amenities.

Recommendation: Approve with 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: PI/02Dwg01, PI/02dwg05 and PI/02Dwg03, received on 13 June 2018.

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.

JF
17/7/2018

Part One Plan

Agenda Item 6d

Housing & Development
19 Parker Lane

Ref.

APP/2018/0183

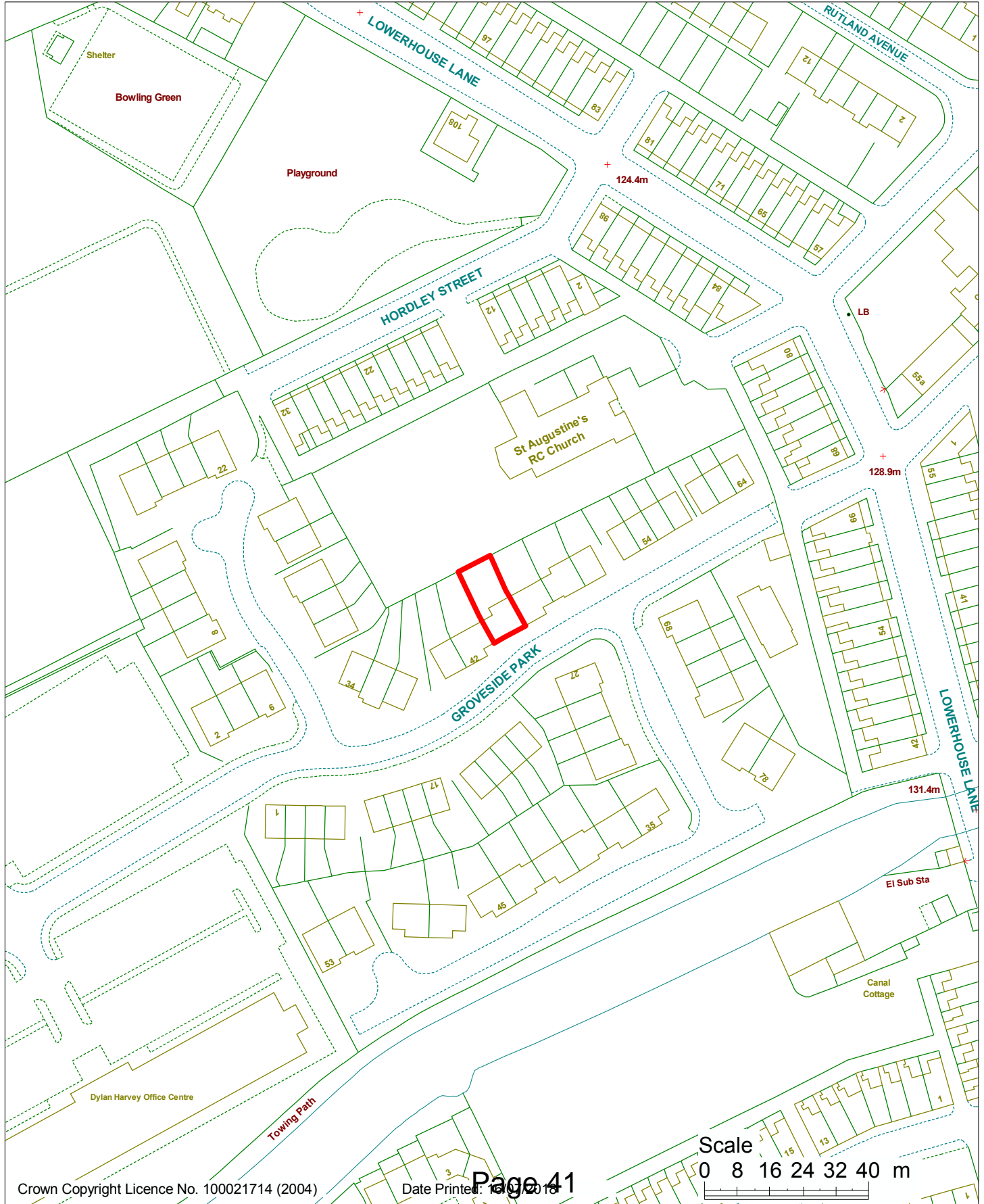
Paul Gatrell Head of Housing and Development

Location:



44 Groveside Park, Burnley

1:1250



This page is intentionally left blank

Application Recommended for Approval

APP/2018/0183

Rosegrove with Lowerhouse Ward

Full Planning Application

Proposed side extension (to extend the existing garage and create a 1st floor above)
44 GROVESIDE PARK, BURNLEY

Background:

An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

TM15 - Car parking standards

Emerging Local Plan

HS5 – House Extensions and Alterations

IC3 – Car Parking Standards

SP1 – Achieving Sustainable Development

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

Site History:

None since the housing estate was built.

Consultation Responses:

Highway Authority – Initial comments were that three off-street parking spaces were required; however further comments stated that 2 off-street parking spaces would be acceptable therefore an extra off-street parking space would be required. Following the submission of an amended plan the Highway Authority has no objections subject to a condition stating that the additional hardstanding is surfaced with a bound and porous material.

A neighbour – Objects to the proposed extension for the following reasons;

- The drawings don't show the effect the proposed extension will have on our property, for example, how near the rear extension will be built in relation to the dividing fence and no provision has been mentioned for any of the guttering or the rear drain.
- Due to the fact that that we haven't been provided with enough written information and detailed drawings by the applicant we are unable to make an informed decision as to how the proposed extension will impact our property and therefore feel that we have to object to the proposed side extension on the grounds that it will be overbearing and our property will feel hemmed in, especially at the rear where our neighbours property projects further forwards than ours.

Planning and Environmental Considerations:

The property is located within a modern housing estate and is semi-detached (also adjoined to the property at the other side by way of a garage). The proposal involves the enlargement of the existing garage (which is adjoined to the neighbour's garage) and the erection of a 1st floor extension above. The extension will provide additional accommodation comprising of an enlarged garage with a bedroom and en-suite above.

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



Design/materials

The existing garage is to be extended back by 1.65m on line with the rear elevation and a first floor extension erected above; following discussions with the applicant it was agreed that the first floor would be set back from the front elevation by 1m (see drawings below); in order that the extension is subservient to the existing dwelling and to create the appearance more space around the dwelling.

There is a garage door with a window above (bedroom) proposed on the front elevation and a door with a window (garage) on the ground floor and two windows (en-suite and bedroom) above on the rear elevation there are no windows proposed on the side elevation. The proposed materials are artificial stone and blue slates to match the existing dwelling. The ridge of the roof is at a lower level than the existing roof ridge.

Following the agreement to set the 1st floor of the extension back by 1m the proposals are now considered to be acceptable in terms of design and materials.



Privacy/outlook/daylight

There are no windows proposed on the side elevation of the extension and there are no windows on the existing side elevation of no. 42 Groveside Park; privacy/outlook is not therefore an issue in terms of the side elevation. There are no houses directly to the front or rear of the dwelling.

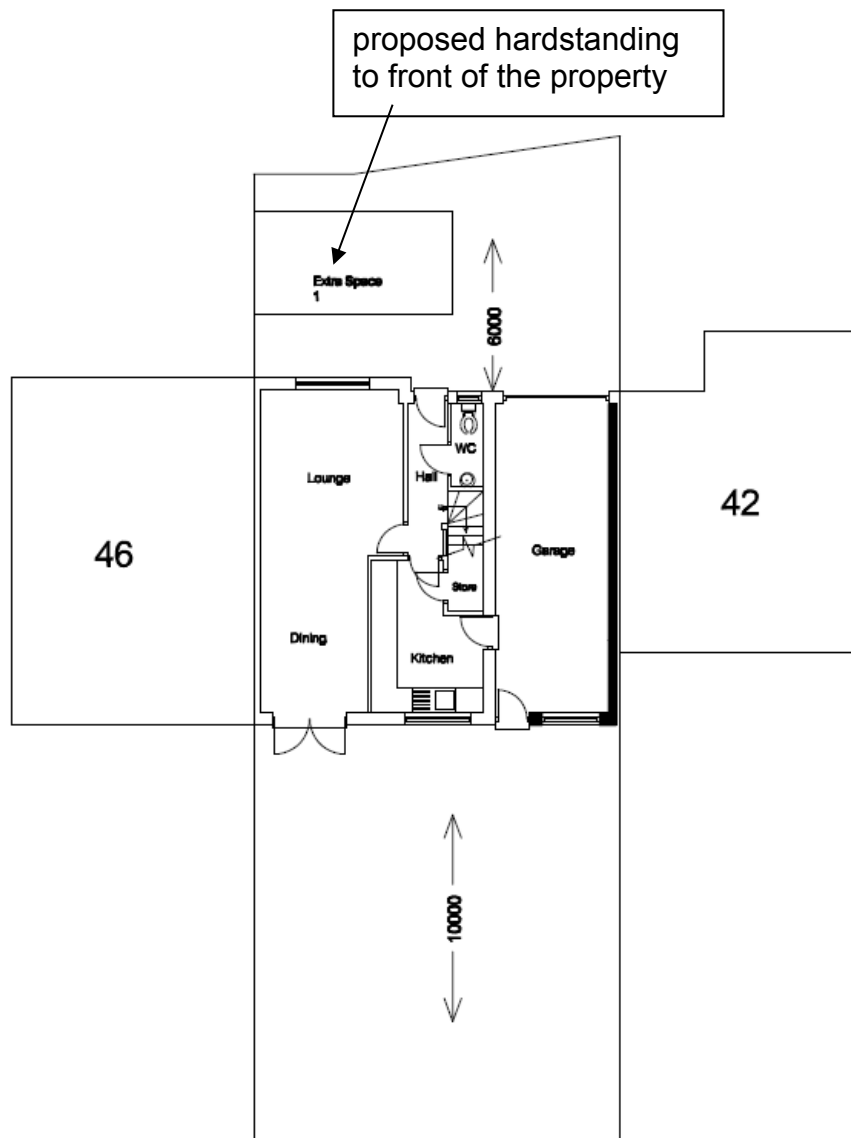
The 2-storey extension will extend back on line with the existing rear elevation of the dwelling, which extends further out than the rear of no. 42 by 1.75m; no. 42 Groveside Park has a garage (single-storey) adjoining the existing garage at no.44 therefore the window closest to the rear extension is not classed as a habitable room and outlook/daylight are not therefore an issue with regards rear windows at no.42.

Conclusion

Following the receipt of an amended plan showing the extension set back by 1m at first floor level and the provision of extension of the hardstanding area at the front of the property (off-street parking space), the proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

Highway issues

The proposal increases the number of bedrooms from three to four; three off-road parking spaces are normally required for a four bedroomed dwelling. The garage counts as one off-road space; following further assessment by the Highway Authority they agreed that one further off-street parking space would be acceptable as shown on the plan below (an extension of the existing hardstanding would need to be created).



Site Layout
As Proposed

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: Location plan received 13 April 18, drawing No: 2018/0052/0001 REV D received 18 June 18.
3. The additional hardstanding area (for off-street parking) shall be completed prior to the occupation of the extension and shall be surfaced with a bound and porous material.

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. In the interests of highway safety and in accordance with policies H13 and TM15 of the Burnley Local Plan Second Review and policies HS5 and IC3 of the emerging Local Plan.

This page is intentionally left blank

Housing & Development
19 Parker Lane

Ref.

APP/2018/0259

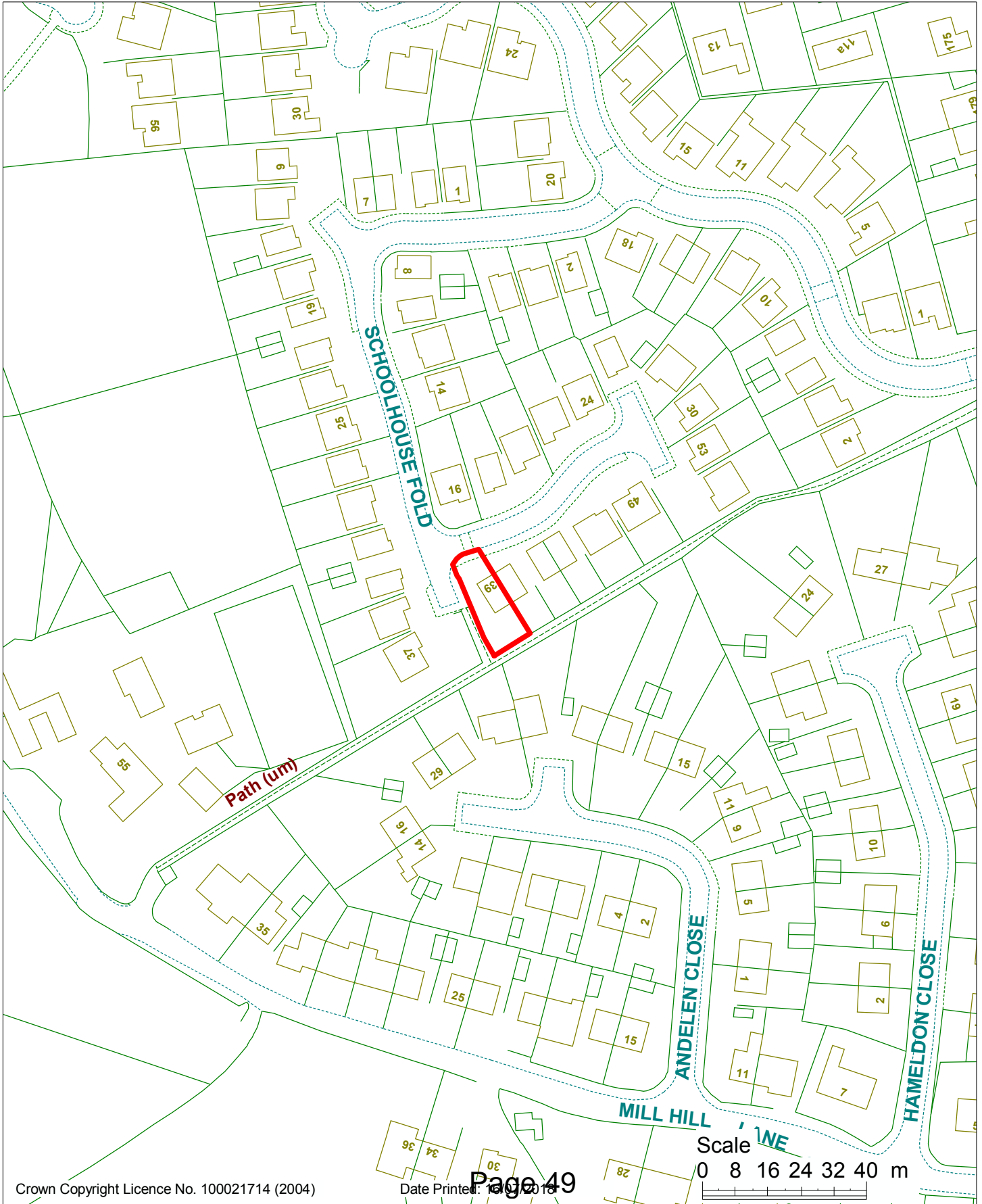
Paul Gatrell Head of Housing and Development

Location:



38 School House Fold, Hapton, Burnley

1:1250



This page is intentionally left blank

Full Planning Application
Single storey extension to rear and side
39 SCHOOL HOUSE FOLD, HAPTON

Background:

Objections have been received.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

TM15 - Car parking standards

Emerging Local Plan

HS5 – House Extensions and Alterations

IC3 – Car Parking Standards

SP1 – Achieving Sustainable Development

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

Site History:

APP/2005/0092 – conservatory to rear elevation - granted

Consultation Responses:

Highway Authority – With respect to this application we would not wish to raise any objections to the principle of the works, as detailed in Drawing No 225/ PL20 B date May 2018. Earlier concerns regarding the off street parking have been overcome, although it is noted that the spaces may not be used independently.

Neighbours – Two e-mails of concern received for the following reasons;

- Concerns about the parking situation (they have two cars and a motorhome).
- May lead to further on road parking; the roads on the estate are already clogged with parked vehicles.
- Concerned about having to look out at a high wall of brickwork (no.37 Schoolhouse Fold).

Planning and Environmental Considerations:

The property is a semi-detached dwelling on a modern housing estate located off Manchester Road, Hapton. The proposal involves the erection of a single-storey extension to the side and rear of the dwelling to provide additional accommodation consisting of a store room, utility room, cloak room and living room/dining room. The existing conservatory is to be demolished.

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



39 School House Fold, Hapton (front/side elevation)

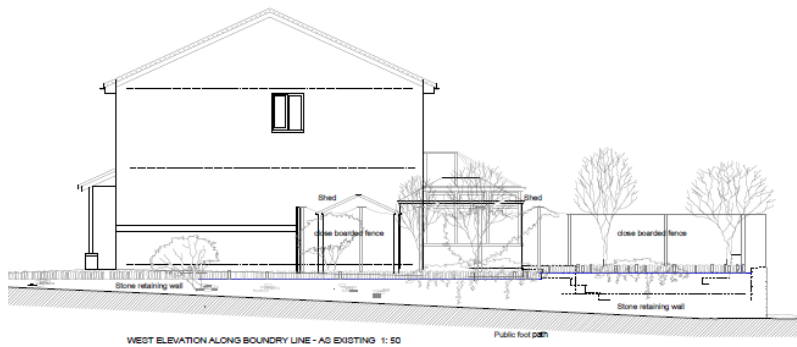
Design/materials

The proposed extension wraps around the side and rear of the property; the existing conservatory at the rear would be demolished. The side extension would be set back from the front elevation by 3.5m and extend out by 3m from the existing side elevation. At the rear the extension would extend out by 3.65m and would extend across almost the full extent of the rear elevation (would be 0.125m away from the boundary between this property and the attached semi). The height of the extension is 3.8m to the ridge of the roof and 2.1m to the eaves.

The extension would have a pitched gabled roof and the proposed materials are facing bricks with contrasting brick band to match the existing dwelling together with Marley Modern smooth roof tiles to match the existing.

A garage door is proposed in the front elevation (to the store room); a door is proposed in the side elevation and patio doors and two windows in the rear elevation. Four roof lights are also proposed one in the front elevation and three at the back).

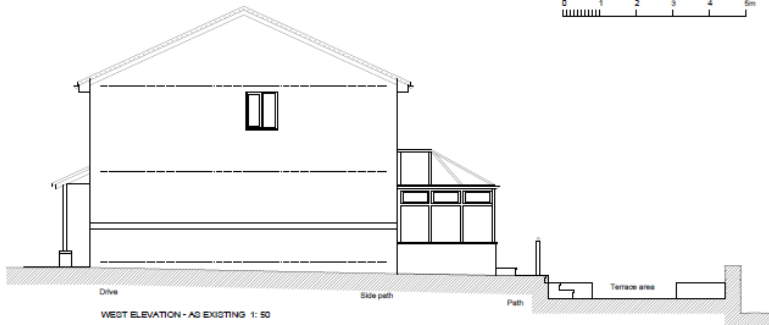
The design and materials are considered to be acceptable.



WEST ELEVATION ALONG BOUNDARY LINE - AS EXISTING 1: 50



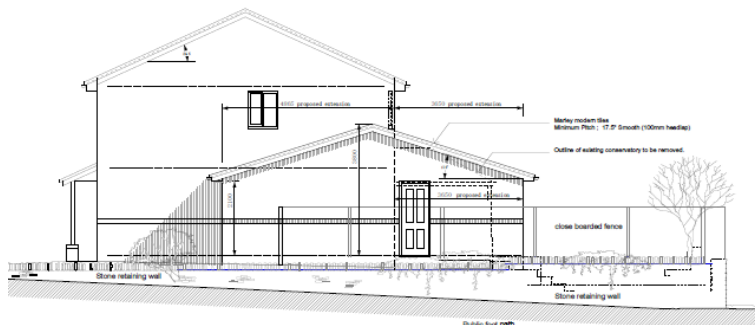
NORTH ELEVATION - AS EXISTING 1: 50



WEST ELEVATION - AS EXISTING 1: 50



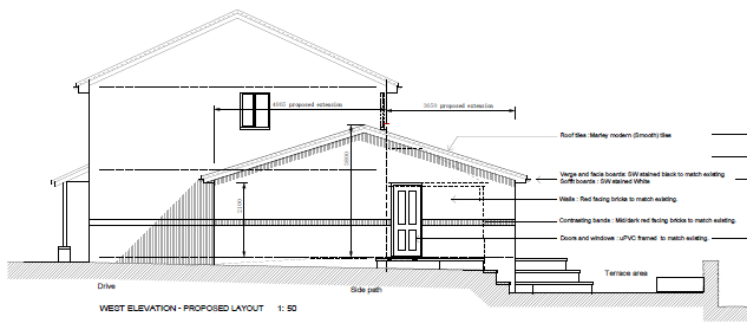
existing elevations



WEST ELEVATION ALONG BOUNDARY LINE - PROPOSED LAYOUT 1: 50



NORTH ELEVATION - PROPOSED LAYOUT 1: 50



WEST ELEVATION - PROPOSED LAYOUT 1: 50



SOUTH ELEVATION - PROPOSED LAYOUT 1: 50

proposed elevations

Privacy/outlook/daylight

The existing rear conservatory (which is to be demolished) extends out by 2.7m; the proposed rear extension extends out by 3.65m and would be 3.6m to the top of the roof and 2.1m to the eaves (from floor level).

There are no windows proposed on the side elevation facing nos. 35 and 37 Schoolhouse Fold and no windows on the elevation facing 41 Schoolhouse Fold. The single storey side extension is more than 15m away from nos. 35 and 37 Schoolhouse Fold. Privacy/outlook is not an issue for nos. 35 and 37 Schoolhouse Fold. With regard to no.41 Schoolhouse Fold, the rear extension will only extend further out by

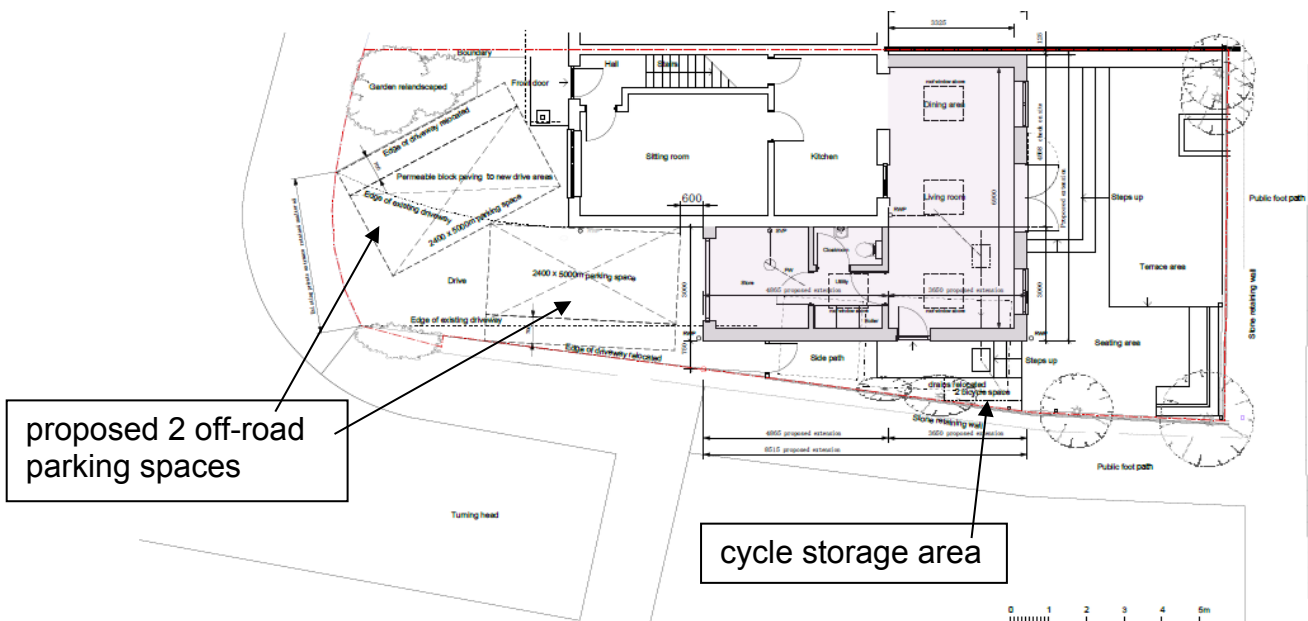
0.95m than the conservatory and be 0.125m away from the boundary with no. 41 Schoolhouse Fold; privacy, outlook and daylight will not therefore be significantly affected for no.41.



rear elevation of 39 and 41 Schoolhouse Fold

Highway issues

The side extension, although set back from the front elevation by 3.5m, will take up part of the space currently used for parking. Two off-street parking spaces are required (as there are three bedrooms at the property), one space is being provided at the side of the property and the 2nd in front of the dwelling (see layout below). The Highway Authority have no objections on highway grounds following the submission of the amended layout plan. The Highway Authority also asked for 2 cycle storage spaces which have been provided at the side of the property.



proposed 2 off-road parking spaces

cycle storage area

proposed ground floor layout/parking layout

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: Drawing nos.225/SV02, and 225/SV01 and 225/PL22A received 1 June 18, 225/PL21B received 3 July 18 and 225/PL20B received 5 July 18.

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.

Article 35 Statement

The application as submitted was contrary to Local Plan policies (H13 and TM15 of the Burnley Local Plan Second Review and policies HS5 and IC3 of the emerging Local Plan) in that it did not provide adequate off-street parking spaces. In order to meet the terms of the policies the applicant agreed to provide 2 off-street parking spaces and an acceptable amended plan was submitted.

Housing & Development
19 Parker Lane

Ref.

APP/2018/0262

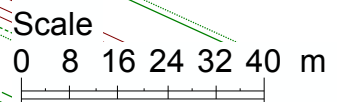
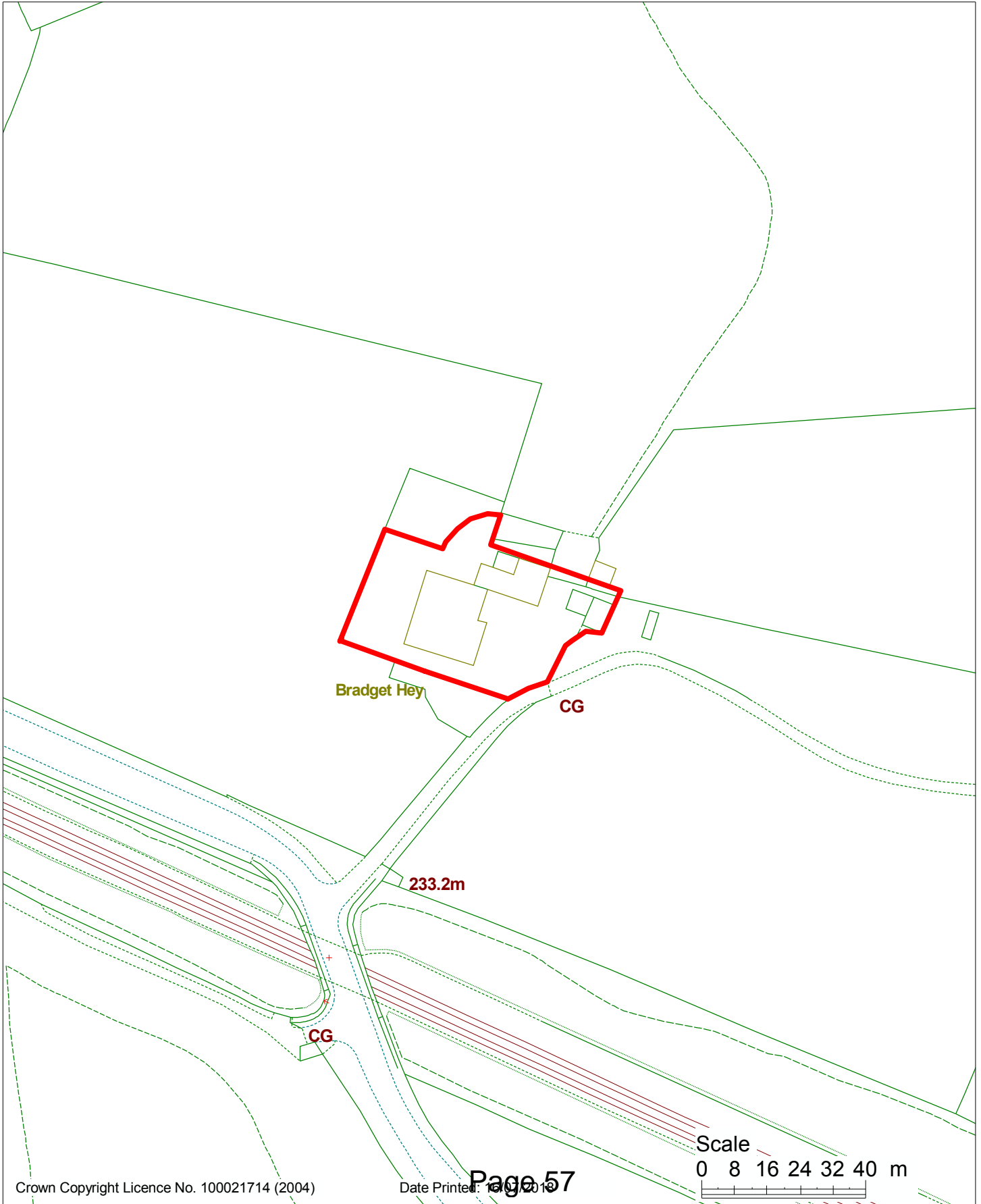
Paul Gatrell Head of Housing and Development

Location:



Bradget Hey Farm, Burnley Road, Cliviger, Burnley

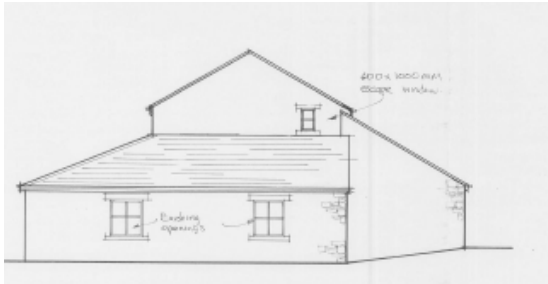
1:1250



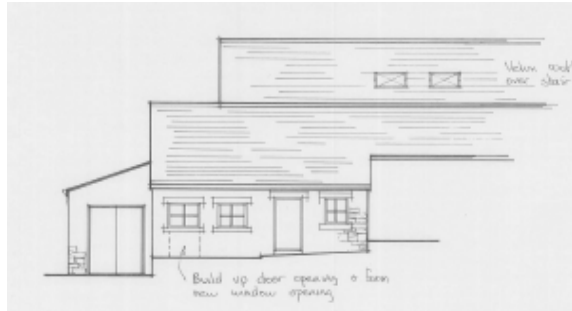
This page is intentionally left blank

Full Planning Application
Extension to dwelling to form ancillary living accommodation
BRADGET HEY FARM BURNLEY ROAD CLIVIGER

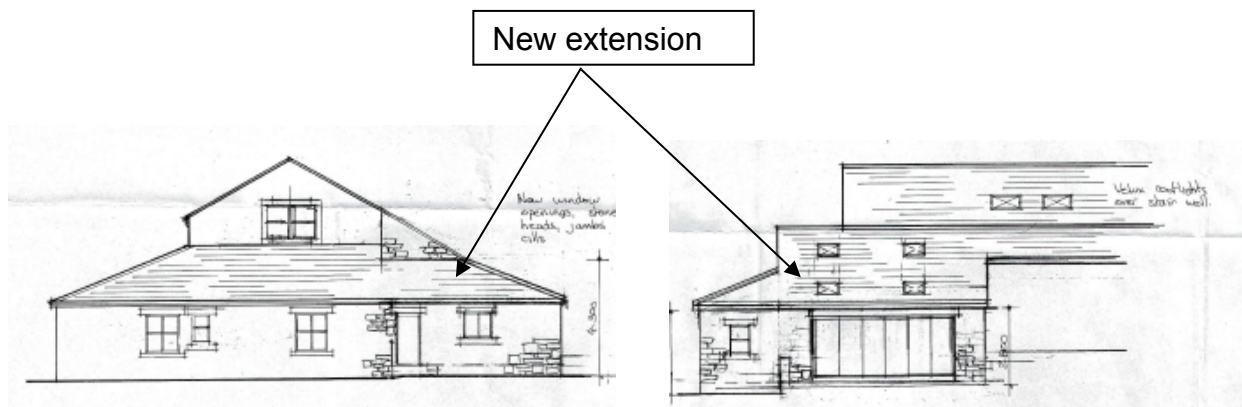
Background:



As approved – south elevation



As approved - east elevation

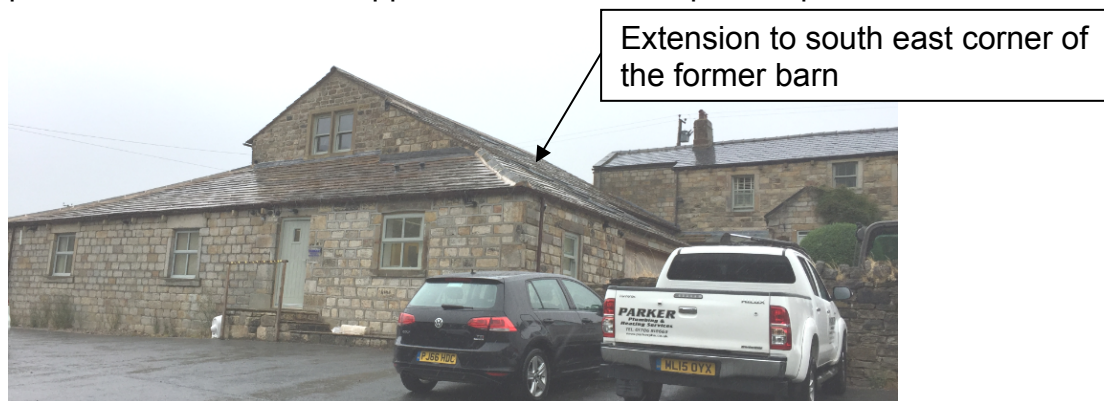


As constructed – south elevation

As constructed – east elevation

Planning permission was granted for the conversion of the former barn and stables to living accommodation in February 2013. The development has been implemented and work is underway at the present time, almost complete.

An extension to the building has been constructed which was not part of the original permission. The current application seeks retrospective permission for this.



At present, part of the former barn is being used as offices for the applicant's plumbing business but it is intended that the business will be relocated shortly to more appropriate

premises and the offices will become living accommodation for the applicant's parents. The extension will be used as ancillary living accommodation.

The Parish Council has expressed concern about the proposal.

Relevant Policies:

National Planning Policy Guidance (NPPF)

Burnley Local Plan Second Review

GP2 - Development in the Rural Area

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt

H13 - Extensions and conversion of existing single dwellings

Burnley Local Plan Submission Document July 2017

SP4 – Development Strategy

HS5 – House Extensions and alterations

Site History:

APP/2004/0882 - Use of existing barn as extension to dwelling – granted

APP/2009/0704 – Extension of time limit for implementation of planning permission APP/2004/0882) – granted

APP/2013/0043 – Use of existing barn as extension to dwelling - granted

Consultation Responses:

1. Cliviger Parish Council – concern over development, out of vernacular, concerns over parking, tipping, the property being overlit at night and that a business is being run from the property.

(The application relates only to the construction of an extension to the former barn. Other comments relating to the existing lighting, tipping, parking and the operation of the business would be issues to be investigated separately)

Planning and Environmental Considerations:

The proposal is for an extension to a former barn which has been approved for living accommodation in connection with the existing dwelling. In principle an extension to an existing dwelling is acceptable in the rural area providing it does not have an adverse impact on the rural landscape in line with Policy GP2 and E27 of the Local Plan.

Bradget Hey was formerly a collection of farm buildings which have now been converted to residential accommodation. The extension subject of this application is relatively minor within the setting of the existing buildings and it would not have an adverse impact on the rural landscape.

Policy H13 of the Burnley Local Plan and policy HS5 of the Burnley Local Plan Submission Document July 17 are the relevant policies to assess the proposal. The current saved Local Plan is under review at the present time and the emerging new Local Plan is going through the modification stage.

The house extension policy of the emerging plan, Policy HS5 has no outstanding material objections to it and it is most likely that it will be adopted in its current form shortly. It can therefore, be given substantial weight in determining applications.

Policy H13 of the Burnley Local Plan sets out that proposals for extensions and alterations to existing houses will be permitted where:

- a. the proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials;
- b. the proposal will not adversely affect -
 - i. the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight
 - ii. the visual amenity and character of the locality
- c. the proposal provides an adequate residential amenity for its occupants;
- d. the proposal does not lead to an unacceptable loss of private open space or parking space; and
- e. the proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users.

Policy HS5 of the Burnley Local Plan Submission Document July 17 is set out as follows,

- 1) Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Council will permit extensions and modifications to existing residential properties where:
 - a) The extension is subordinate to the existing building to allow the form of the original building to be clearly understood;
 - b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
 - c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight using the distances set out in policy HS4 3c;
 - d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on the street and does not create a danger to pedestrians, cyclists or vehicles; and

- e) The proposal does not lead to an unacceptable loss of useable private amenity space.

Taking account of the above criteria, the extension would satisfy the adopted and emerging policy for such proposals.

The alterations and extensions are acceptable in terms of materials and design. The proposals do not adversely impact on the character of the barn and no neighbours would be affected.

There is adequate provision within the site for parking and no highway issues arise as a result of the proposal.

The partial use of the barn in connection with the applicant's business is a separate matter, to be investigated independently of the current application. The submitted application is on the basis that the accommodation is for the ancillary residential use of the existing dwelling.

Conclusion

The proposal is acceptable in principle and does not have a significant impact on the landscape. The design and materials are in keeping with the existing building and the character of the former barn. No neighbours are affected and there are no highway implications arising from the proposal.

The extension is acceptable and in line with Local Plan policy.

Recommendation: That planning permission is granted for the development subject to the following conditions:

Conditions:

1. The development shall be completed in accordance with the following approved plans: Proposed elevations and sections (Rev D); Existing Elevations and Layout Plans (Rev E); Roof Plan 1:100 received 6 June 2018.
2. The extension hereby approved shall be used only as ancillary living accommodation for the dwelling.

Reasons:

1. To ensure compliance with the Local Plan and to avoid ambiguity.
2. For the avoidance of doubt to ensure that the extension is not used in connection with a separate trade or business.

CMR
12/07/2018

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part II: Decisions taken under the scheme of delegation.
For Information

26th July 2018

Housing and Development

This page is intentionally left blank

Delegated Decisions from 11/06/18 to 08/07/18

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
Lawful Development Certificate (S192)		
Full Planning Permission Granted		
APP/2018/0198	HILLSIDE FARM ACCRINGTON ROAD HAPTON BURNLEY BB11 5PE	Lawful Development Certificate for use of Hillside Farm house as a home for up to 4 children or young people with up to two full-time resident carers 'sleeping overnight and living together as a single household'

Compliance with conditions

Conditions partially discharged

APP/2018/0215	MCDONALDS RESTAURANTS LTD PRINCESS WAY BURNLEY BB12 0EQ	Application for approval of details reserved by condition 16 of planning permission APP/2017/0226 - CCTV
APP/2018/0222	NEW AMBULANCE STATION BURNLEY GENERAL HOSPITAL CASTERTON AVENUE BURNLEY	Application for approval of details reserved by condition 8 of planning permission APP/2017/0519

Full Planning Application

Full Planning Permission Granted

APP/2018/0033	51 53 YORKSHIRE STREET BURNLEY BB11 3BW	Refurbishment of an existing building and change of use from retail to licensed cafe bar (A3)
APP/2018/0140	BURNLEY FOOTBALL CLUB TURF MOOR HARRY POTTS WAY BRUNSHAW ROAD BURNLEY	Demolition of existing stadium control box building and erection of 2 new corner stands (use class D2) to provide additional disability seating with ancillary facilities and lighting Proposed single storey extension
APP/2018/0174	7 RAVENOAK LANE WORSTHORNE BURNLEY BB10 3NZ	Proposed single storey extension with undercroft car parking
APP/2018/0186	8 EBOR STREET BURNLEY BB10 1ER	Replacement of existing timber windows with PVCu, replacement of existing metal railings
APP/2018/0194	ROYAL MAIL SORTING OFFICE BANK PARADE BURNLEY BB11 1DY	Proposed single storey side extension
APP/2018/0203	5 CROWTHER COURT EXTWISTLE ROAD WORSTHORNE-WITH-HURSTWO	Proposed conversion of existing garage to habitable space and 1st floor extension above garage (re-submission of APP/2018/0030)
APP/2018/0204	3 ALNWICK CLOSE BURNLEY BB12 0TW	

Delegated Decisions from 11/06/18 to 08/07/18

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2018/0207	LAND AT MARCH STREET BURNLEY	Erection of eco-community facilities building
APP/2018/0210	53 REYNOLDS STREET BURNLEY BB11 2NL	Proposed single storey rear extension with lower ground floor level and decking
APP/2018/0212	246 BARDEN LANE BURNLEY BB10 1HY	Single storey rear extension
APP/2018/0219	194 BROWNSIDE ROAD WORSTHORNE-WITH-HURSTWO OD BB10 3JW	Proposed single storey side extension
APP/2018/0220	PLOT 3A GARAGE SITE KAY STREET PADIHAM	Proposed timber framed garage erected on a concrete base
APP/2018/0228	27 SANDIWAY DRIVE BRIERCLIFFE BB10 2JS	Demolition of detached garage and erection of single storey extension to side and rear
APP/2018/0231	133 ST JAMESS STREET BURNLEY BB11 1PP	Change of use from restaurant to tattoo/art studio and gallery
APP/2018/0233	HIGHER COCKDEN BYRE TODMORDEN ROAD BRIERCLIFFE BURNLEY BB10 3QQ	Removal of Condition 2 on Planning Permisssion APP/2009/0734 restricting the building to be ancillary to the residential use of the adjacent dwelling
APP/2018/0236	ACEWELL INSTALLATIONS LTD SIMPSON STREET WORKS SIMPSON STREET HAPTON BB12	Demolish derelict timber building, form new car park, extend existing offices within the existing building
APP/2018/0237	15 HARGHER STREET BURNLEY BB11 4AP	Erection of wrought iron fence with gate
APP/2018/0248	UNIT D EVOLVE AT VISION PARK BELL WAY BURNLEY BB12 0BS	Proposed installation of one small wall mounted condenser unit

Full Planning Permission Refused

APP/2018/0123	A&B AND PRINCES TAXIS 143 ST JAMESS STREET BURNLEY BB11 1PG	Variation of Condition 1 on planning approval APP/2013/0369 to allow relocation of 3no. car parking spaces in connection with existing taxi office
APP/2018/0180	LAND SOUTH WEST OF LOWER WATER STREET BURNLEY	Proposed erection of 2no. 2 bed bungalows (re-submission of APP/2017/0070)
APP/2018/0196	33 35 GREEN STREET BURNLEY BB10 1UZ	Proposed change of use from retail shop to teaching and training centre

Delegated Decisions from 11/06/18 to 08/07/18

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
Withdrawn		
APP/2018/0089	WRIGHTS UPHOLSTERY CLAREMONT STREET BURNLEY BB12 0HG	Proposed change of use to child care facility
APP/2018/0209	79 GAINSBOROUGH AVENUE BURNLEY BB11 2PD	Proposed single storey rear extension

Full Planning application

Full Planning Permission Granted

APP/2018/0018	2 HEALEY WOOD ROAD BURNLEY BB11 2HJ	Conversion of existing building into 20no. self-contained apartments
APP/2018/0185	AMS TECHNOLOGY PARK BILLINGTON ROAD BURNLEY	New general industrial unit (use class B2), formation of new site access, associated car parking and service yard

Listed Building Application

Full Planning Permission Granted

APP/2017/0515	59 63 THE FRANCISCAN CONVENT YORKSHIRE STREET BURNLEY BB11 3BS	Replacement of timber casement windows and dormer windows and repair of timber sliding sash windows
---------------	--	---

Listed Building Consent Granted

APP/2018/0019	2 HEALEY WOOD ROAD BURNLEY BB11 2HJ	Internal and external alterations to convert existing building into 20no. self-contained apartments
---------------	--	---