

Application Recommended for Approval

APP/2019/0088

Coalclough with Deerplay Ward

Full Planning Application

Retrospective application for conversion of one residential dwelling into two residential dwellings

2 3 CROWN POINT HOUSE CROWN POINT ROAD HABERGHAM EAVES
BURNLEY

Background:

The application relates to a rural building, originally an isolation hospital, used as dwelling houses in more recent years.

Objections have been received.



Application site

Relevant Policies:

National Planning Policy Framework (NPPF)

Burnley's Local Plan (BLP)

SP4: Development Strategy

HS4: Housing Developments

HS3: Housing Density and Mix.

SP5: Development Quality and Sustainability

IC3: Car Parking Standards

Site History: No applications.

Consultation Responses:

Highway Authority – No objection.

Neighbouring residents – No objection to the use of the building as two houses. Comments that parking spaces shown on land outside the application site, in the neighbour's ownership. *[Comment – Following the conversion of the hospital to dwellings, the land ownership transfer resulted in complex boundaries between the*

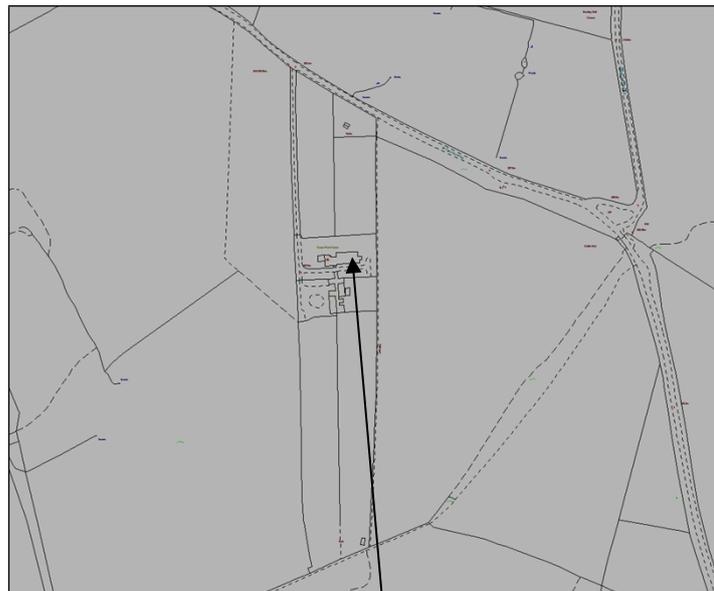
properties of which the architect for the development was not clearly informed initially. For that reason, the initially submitted car park layout was in conflict with adjoining land ownership. An amended drawing has now been received showing adequate car parking within the application site].

Riding for the Disabled – No objection to conversion to two houses. Objection to parking which would impede access and parking for the volunteers, riders and careers who attend the adjacent land for riding sessions. [*Comment – An amended drawing has been received showing adequate car parking within the application site and without impact on adjoining land].*

Councillor Gordon Birtwistle – Concern as it is a proposed dwelling outside the urban boundary and that it is a retrospective application.

Planning and Environmental Considerations.

The application relates to a dwelling formed in the middle years of the C20th from a former isolation hospital. It is somewhat remotely located on upland to the south of Burnley. Right of access is via a track from Crown Point Road.



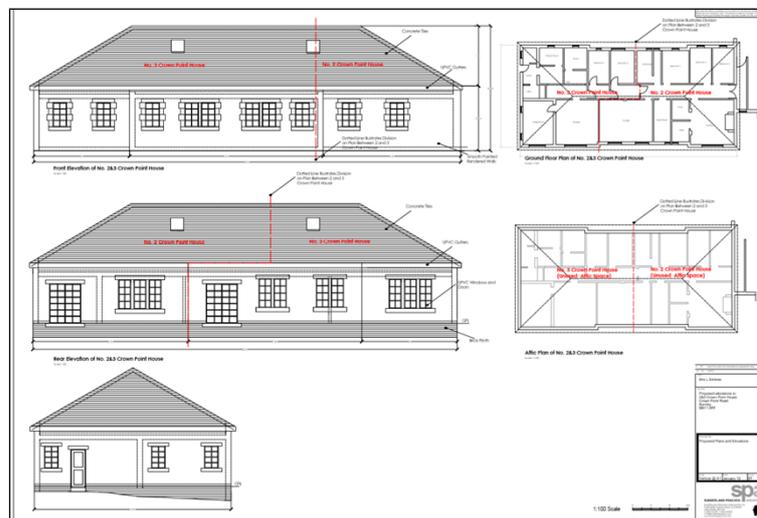
Application site



Neighbour's dwelling

Application site

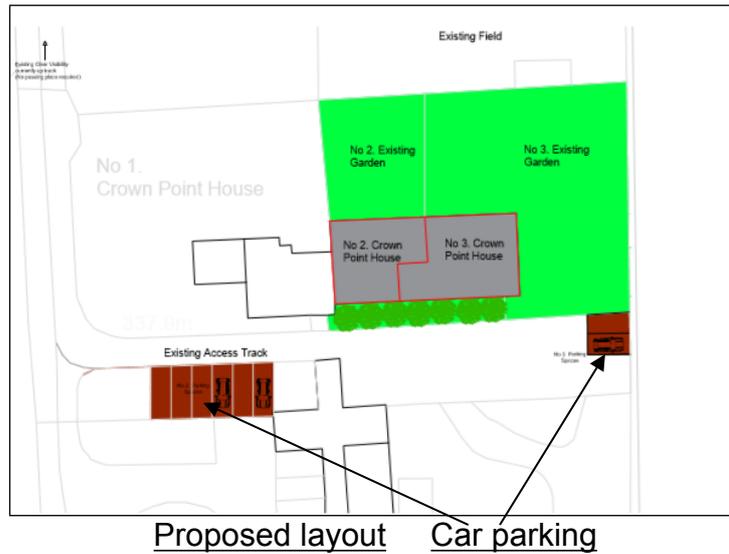
The building is the larger of two buildings comprised in the former hospital. Apparently, it was the Nurses Home for the hospital. This is evident from the application drawing and from internal inspection. The external appearance and internal layout is shown on the application drawing as follows.



Existing dwelling.

There is some indication that it has been used as two dwellings in earlier years. Internal inspection shows that two sets of electricity meters and heating systems have been in the building for many years. The applicant states that she bought the parts of the building at different times, and has submitted documents that evidence the earlier use as two dwellings. The applicant considers that the building is large enough to form two dwellings and as lawfulness of that has never been established for planning purposes the present application is submitted.

The proposed layout of the property is as shown on the application drawing copied below, for ease of description. There would be no change to the external appearance of the building.



Policy SP4 defines the Development Boundary, and land beyond it as open countryside where development will be strictly controlled. The building would be unchanged – it contains sufficient volume to accommodate two dwelling houses, with adequate curtilage space to provide for car parking and garden areas. **NPPF** (paragraph 79) states that planning decisions should avoid isolated homes in the countryside, unless *the development would involve the subdivision of an existing residential dwelling*, which applies to this proposal, which is acceptable on that basis.

The relevant policies **HS3**, **HS4** and **SP5**, taken together, require high quality design, layout, open space, privacy and outlook, and without adverse impact on the amenities of neighbouring dwellings and occupiers. This is achieved by the proposed development.

The car parking standards required by policy **IC3** are met by the layout, albeit, set separately from the dwellings because of the land ownership history. A condition is recommended to require the necessary car parking to be provided.

In conclusion, the building contains 12 rooms and is overly-large for one dwelling. Although not designated as such, it is part of a building group of some historic interests. The conversion to two houses would enable its proper up-keep and provide an additional, quite attractive dwelling to the Borough's housing stock building, without adverse impact on neighbouring residents and occupiers.

Recommendation:

That planning permission be Granted subject to the following conditions:

Condition

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: Location plan; and drawing number 5780-04 (Proposed Site Plan), received 28 May 2019; drawings number 5780-01 (Existing Plans and

Elevations); 5780-02A (Proposed Plans and Elevations), received 28 May 2019, received 21 February 2019.

3. Two car parking spaces (within the application site identified in the application drawings referred to in condition 2) shall be provided in connection with each of the two dwellings at all times.

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. For the avoidance of doubt and to ensure that car parking is provided in accordance with the Policy IC3 of the Burnley's Local Plan (2018).

AR

11.7.2019