

Full Planning Application

Demolition of conservatory and entrance porch and erection of new larger orangery housing new entrance area

JALNA HFE 285B MANCHESTER ROAD BURNLEY

Background:

Site description and surrounding area:

The application relates to Jalne Hfe residential care-home which occupies part of a substantially sized detached three storey Victorian villa to the west of Manchester Road. The building is red brick with horizontal banding and decorative detailing in blue/grey brick with moulded sandstone window openings holding upvc casement frames. The roof is finished with slate and is notable for its variation in height and its projecting bays, dormers and hipped roof turret which create variation in height and depth and add to its visual interest. The villa has been converted into four properties and includes later additions to the front (east) and side (south).

The application property forms the original southern wing of the villa comprising a deeply projecting gabled bay with a double height feature bay window, and modern two storey red brick extensions including a reproduction timber porch and conservatory. The property sits within its own grounds and is set significantly back from Manchester Road with an existing drive, parking area and garden to the front (east). The access from Manchester Road remains unaltered by this proposal. The property is partially screened from public view by hedgerows and mature planting. The immediate neighbouring property is No.2 Woodleigh attached to the north.

The application site lies within a predominantly residential area and is within the development boundary as defined in Burnley's Local Plan.



Existing Front (south) Elevation



Existing Porch and Conservatory

Proposed Development for which consent is sought:

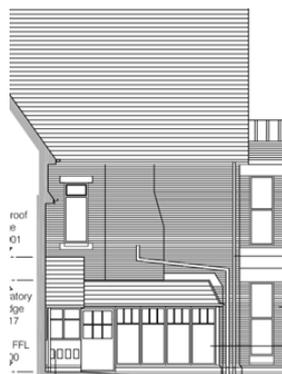
The application seeks planning permission for the demolition of the existing entrance porch and conservatory to the front (eastern elevation) and replacement with the construction of a larger single storey extension, in the style of an orangery. The proposed extension will serve as a lounge and new entrance area to meet the operational requirements of the residential care home.

The proposed orangery will form a partial infill between the existing projecting gabled bay and the later side extension, to a width of 7.3m, and will be predominantly glazed to the front (east) and side (south) elevations. It will project 6.5 m from the front of the property finishing flush with the front of the projecting gable but set back from the feature bay window by 1.5m in order to maintain subservience. The height of the extension, which has a glazed lantern roof, is 2.8m to the eaves and 3.2m to the ridge, designed to align with the lintel of the existing ground floor bay window.

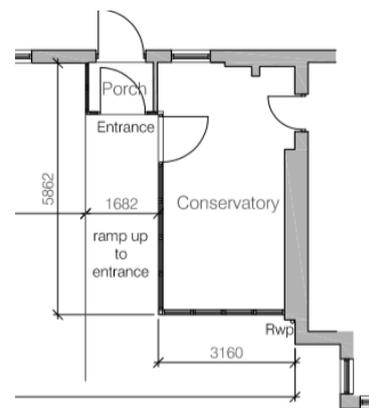
The proposed materials are red brick laid to match the existing courses with a stone plinth detail which is consistent with the main building. The proposed window openings have continuous stone cills and are vertically emphasised to respect the proportions of the existing. Proposed window frames and doors are upvc to match those on the main building and the roof will be flat with a upvc framed glazed lantern.



Existing Front Elevation



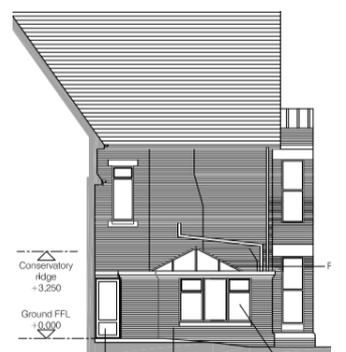
Existing Side Elevation



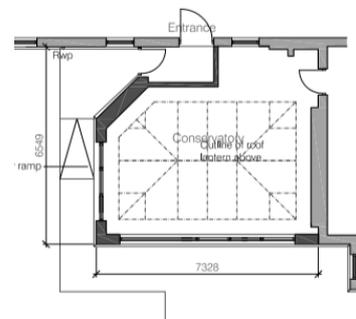
Existing Floorplan



Proposed Front Elevation



Proposed Side Elevation



Proposed Floorplan

Relevant Policies:

Burnley's Local Plan (July 2018)

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

National Planning Policy Framework (2019)

Article 35 Statement:

The Local Planning Authority has acted positively and proactively in determining this application in accordance with paragraph 38 of the National Planning Policy Framework by liaising with the applicant, assessing the proposal against relevant planning policies and all material considerations including representations that have been received and subsequently deciding to grant planning permission in accordance with the presumption in favour of sustainable development.

Relevant Site History:

APP/1999/0531: Proposed conservatory – Granted

Consultation Responses:

LCC Highways: The proposal raises no highway concerns and raises no objection.

Environmental Health: No comment.

Publicity: Three letters of representation have been received including a letter of support; an observation that further car parking facilities could be provided within the grounds; and a letter of objection on the following grounds:

- Noise, fumes and disturbance caused during the construction phase
- Potential to cause parking and access problems during the construction phase
- The extension would impact on the historic building and its setting

Planning and Environmental Considerations:

The Principle of development:

The application site is located within the development boundary as defined in Burnley's Local Plan which is the focus for development of an appropriate type and scale. The proposal involves the replacement of an existing entrance porch and conservatory with a larger single storey extension, to meet the operational needs of the care-home, and no change is proposed to the use of the premises. It is considered that the development is appropriate in principle. The main issues for consideration relate to the acceptability of the design (visual impact) and the impact on the residential amenities of the neighbouring attached property, No 2 Woodleigh.

Visual Impact/Design and Appearance

The Local Plan requires high standards of design, construction and sustainability in all types of development. Local Plan Policy SP5 amongst other considerations seeks new development to have respect for their setting, use an appropriate palette of materials and ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants.

Revisions have been made to the design of the extension following the advice of the case officer. This has resulted in a reduction in the depth of the extension in order to provide an acceptable degree of subservience; the incorporation of a stone plinth detail; and amendments to the window openings and frames to respect the existing proportions and details.

It is considered that the proposed extension respects the architectural characteristics, scale, detailing and materials of the main house. It is also considered to be visually subservient to the main house, allowing the form of the original building to be clearly understood, and compatible with the surrounding properties. The grounds surrounding the application property are relatively generous and therefore the proposed extension would not appear visually incongruous or dominate the space nor would it lead to an unacceptable loss of usable private amenity space. The scale and design of the proposed extension is compatible and proportionate to the existing property and does not result in an intrusive form of building in the immediate setting or the wider street-scene.

For the reasons set out above, this development is considered acceptable in accordance with Policies SP5 of Burnley's Local Plan.

Neighbour amenity

Local Plan Policy SP5 requires development to ensure there is no unacceptable impact on the amenity of neighbouring occupants or adjacent land users. The nearest property with the potential to be impacted by the proposal is the attached property to the north, No. 2 Woodleigh. There are no properties to the south of the application site that would be significantly affected by the proposal.

Given the proposed extension will not project forward of the building line, it is considered that the extension will maintain the existing situation with regards neighbouring amenity. It is therefore considered that the proposed development would not cause any unacceptable loss of privacy or overlooking issues and would not result in a significant or unacceptable reduction of outlook or daylight to occupants of neighbouring property. In order to prevent undue noise nuisance to nearby residential properties during the construction phase, it is considered appropriate to include a condition restricting the hours of construction.

Subject to the above, the scheme is considered acceptable in terms of neighbour amenity and would therefore comply with Local Plan Policy SP5.

Conclusion:

Having regard to the above the proposal will satisfy the requirements of Local Plan Policies SP4 and SP5 which seek, among other things, to ensure that development proposals respect existing character and appearance, are well designed and will have an acceptable impact on the amenity of neighbouring properties.

Recommendation: Approve subject to conditions.

Conditions and Reasons:

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

Reason: 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. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No 1941-PL10 A (Proposed Ground Floor Plan at 1:100 Scale) and Drawing No 1941-PL11 A (Proposed Elevations at 1:100 Scale) received on 29.01.2020

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning Authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy SP5 of Burnley's Local Plan (July 2018).

4. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy SP5 of Burnley's adopted Local Plan (July 2018).