

Application Recommended for Approval
Briercliffe

FUL/2020/0290

Town and Country Planning Act 1990
Conversion of existing 2 storey house in to 2 apartments, 1 on each floor
122 Burnley Road, Briercliffe, Burnley

Background:

The proposal is to convert a two bedroomed terraced dwelling into two flats. The property is located within Harle Syke Conservation Area.

Objections have been received to the proposals.

Relevant Policies:

Burnley's Local Plan July 2018

HS5 – House Extensions and Alterations
SP1 – Achieving Sustainable Development
SP4 – Development Strategy
SP5 – Development Quality and Sustainability
IC3 – Car Parking Standards

National Planning Policy Framework Feb 2019

Site History:

12/91/0520 – Conversion of shop/dwelling to dwelling – approved
12/96/0616 – Extension to kitchen - approved

Consultation Responses:

Highway Authority – Original comments – Raise no objections but have concerns regarding the lack of street lighting to the rear of the property. In order to provide sufficient lighting for the safe access to the rear of the property a streetlight should be provided at the applicant's expense.

Following the receipt of amended plans with access to both flats at the front of the property further comments have been received as follows; Further plans have been presented that allow both dwellings to be accessed from Burnley Road, therefore, they do not now raise any objections to the development.

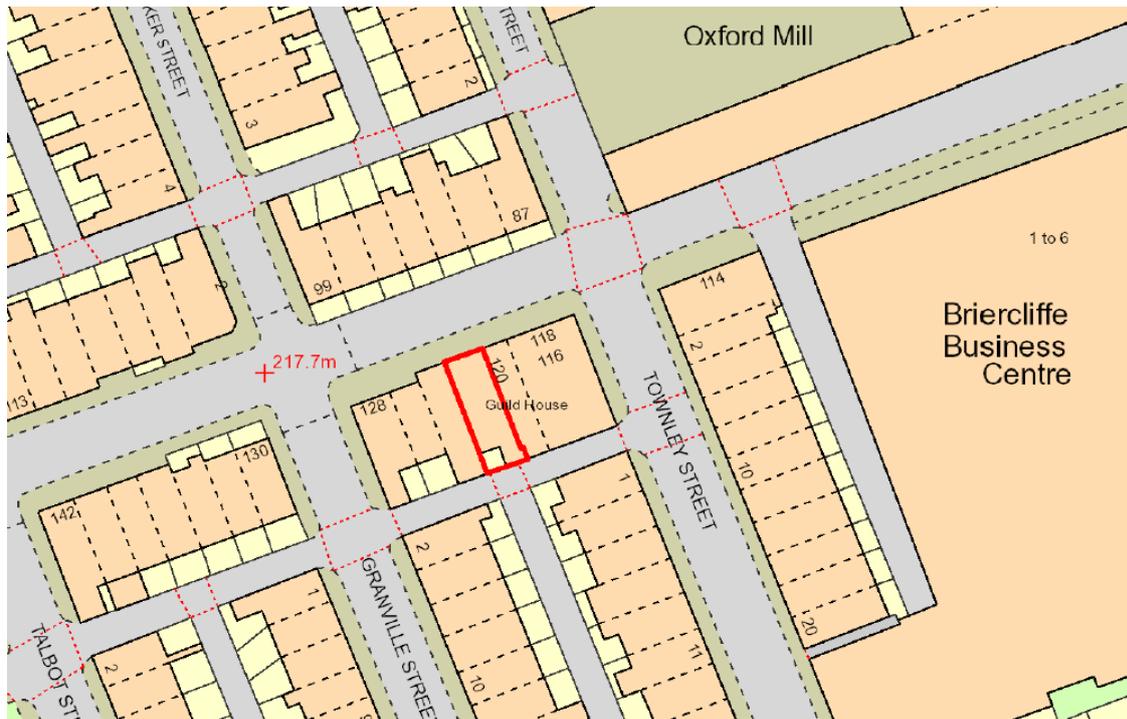
Environmental Health – no comments received.

Neighbouring residents – 2 objections received. One objector states that they request that contractors and tenants are required to respect their ability to access the rear of their property in a vehicle as required, for storage of fuel and maintenance purposes; and states that council vehicle access is also required for bin collections.

The second objector objects strongly for the following reasons;

- Living accommodation on the second floor would be opposite our bedrooms and would potentially cause noise problems in the evening and at night when my family are sleeping.

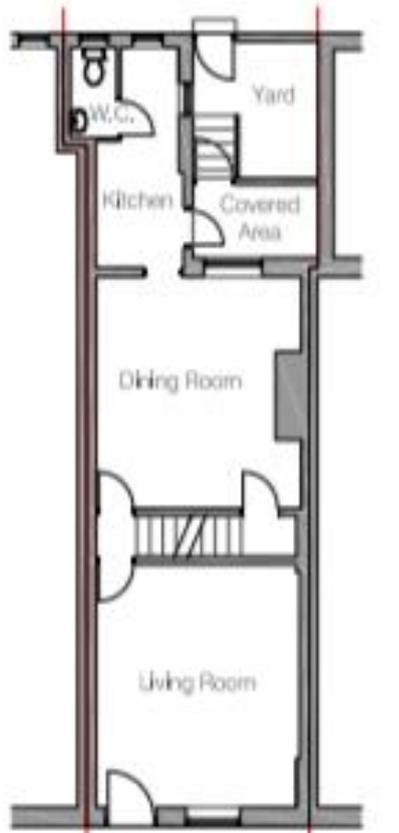
- As I run a business, I would be unable to load/unload in front of my shop if residents have a car; parking is already difficult in this area.
- Parking on the main road would also cause a great deal of congestion on this very busy road putting other motorists, cyclists and pedestrians at risk when crossing the road.
- Outside the shop there is a bus stop, this again poses safety concerns when vehicles are parked people have to step into the road to stop the bus.
- When was a traffic survey last done in this area?



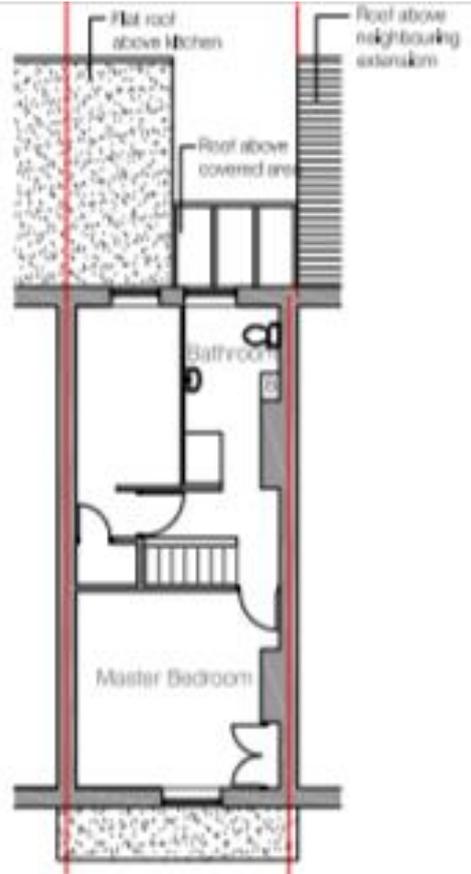
location plan



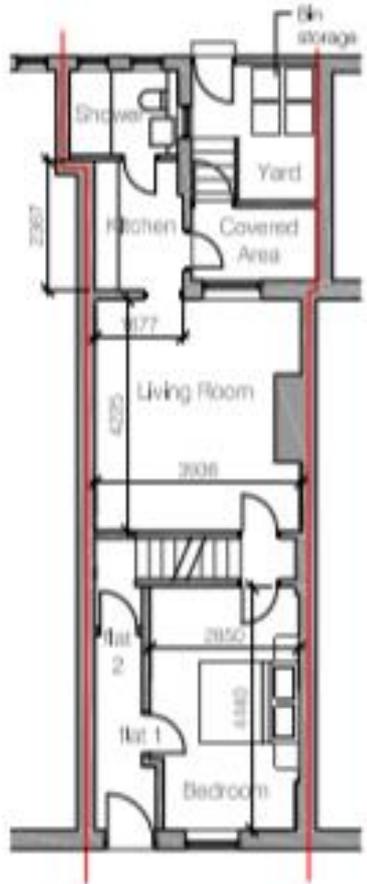
122 Burnley Road, Briercliffe



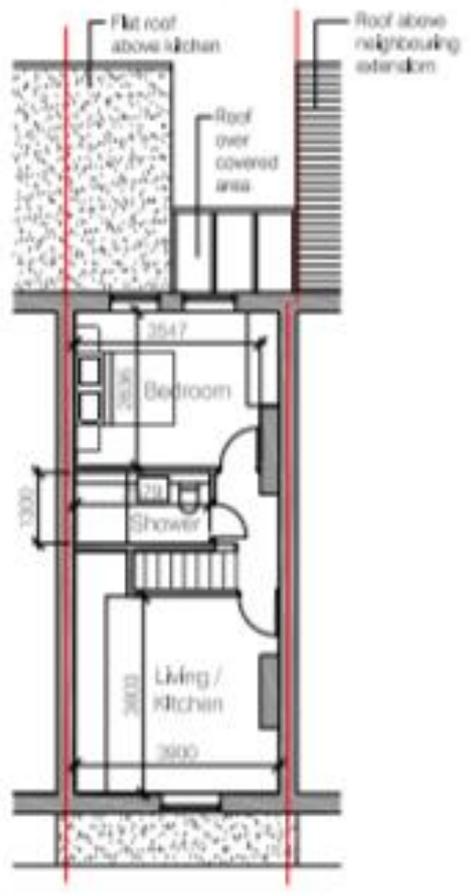
EXISTING - GROUND FLOOR PLAN



EXISTING - FIRST FLOOR PLAN



PROPOSED - GROUND FLOOR PLAN



PROPOSED - FIRST FLOOR PLAN

existing and proposed floor plans

Planning Considerations

The property is located within Harle Syke Conservation Area and is within a mixed use but mainly residential area. It is proposed to convert the existing dwelling into two flats. The original plans showed one flat as being accessed from the front and one from the rear; amended plans have now been received showing both flats being accessed from the front of the property (although there is still access from the rear to the ground floor flat as well). The ground floor flat would provide a bedroom, living room, kitchen, and shower room; the 1st floor flat would provide a bedroom, shower room and living room/kitchen.

The property is located within a row of mixed-use properties on Burnley Road which is the main route through Harle Syke. 116/118 Burnley Road is a double fronted beauty/tanning use, no.120 is a dog groomers, no.122(the application property) is an existing dwelling, nos 124/126 is a double fronted grocery store and no 128 is a dwelling. There are dwellings with garden forecourts on the opposite side of the road.

The main consideration is residential amenity.

No external alterations are proposed.

There are provisions with the building control regulations (approved document E) that require sound insulation between walls, upper and lower flats in converted properties.

Subject to the development being carried in accordance with the submitted detail the proposed development is not considered to give rise to any unacceptable impacts, with regards to noise, over and above the existing use of the property as a single dwelling. Should a noise complaint be received the complaint would be considered a statutory nuisance and be dealt with outside planning enforcement powers.

There is a need for all types and sizes of housing in Burnley including one bedroomed accessible (ground floor) apartments.

The Highway Authority have no objections on highway grounds; parking would be on-street.

Bins would be provided within the rear yard area for the storage of refuse.

It is considered that residential amenity will not be significantly affected.

Conclusion

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

Recommendation:

Grant subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.