

Application Recommended for Approval
Cliviger With Worsthorne

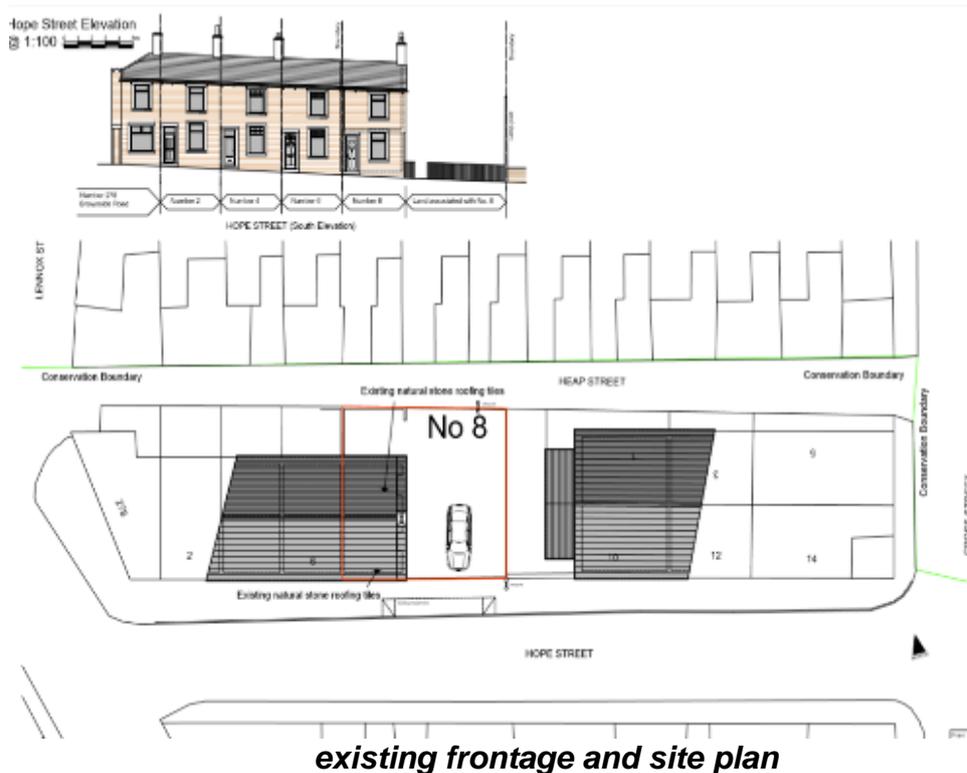
FUL/2020/0152

Town and Country Planning Act 1990
Demolition of a two-bed end terrace property and the construction of a new three bed attached dwelling with off street parking
8 Hope Street, Worsthorne, Burnley

Background:

The proposal is to replace the existing two-bed terraced dwelling with a larger three-bed dwelling due to structural issues. Consent was given in 2018 for the demolition of the front elevation, alterations to the rear elevation and the erection of a two-storey side extension; the structural issues have been found to be more serious than previously thought and full demolition of the property is required.

The property is situated within the built-up area of Worsthorne village and within the Worsthorne Conservation Area. The property has been vacant for some time.

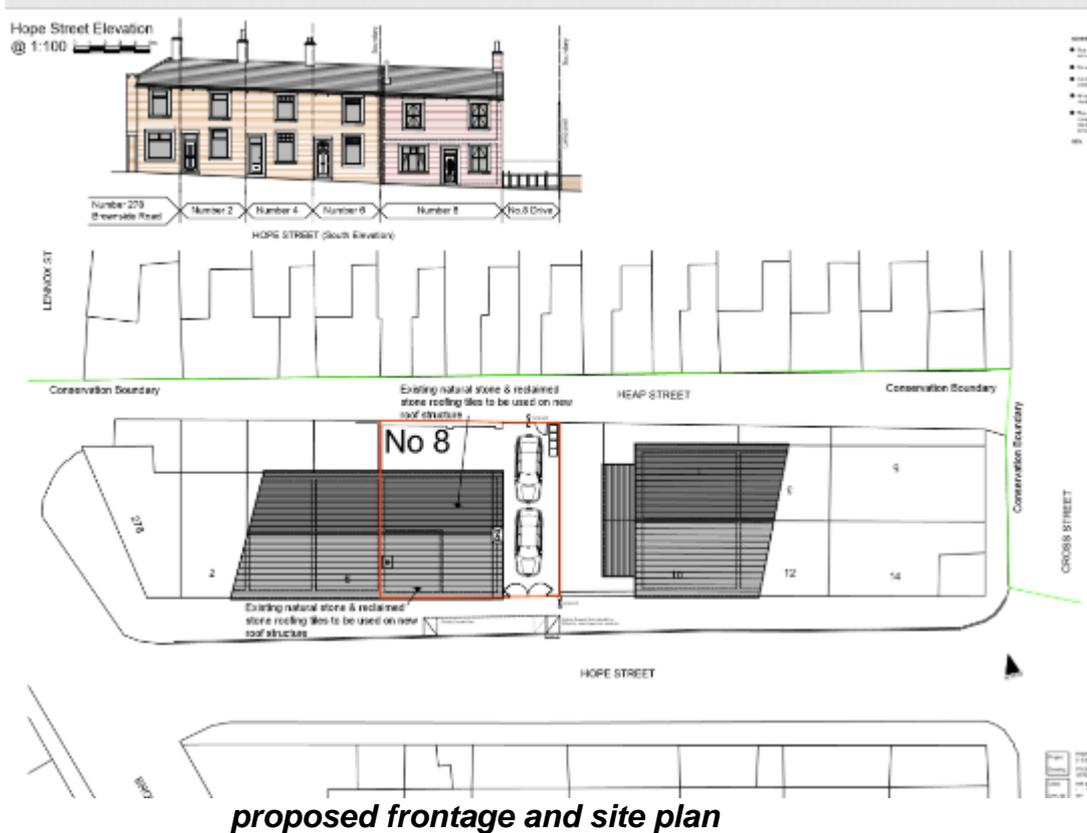


Relevant Policies:

Burnley's Local Plan July 2018

- SP1 – Achieving sustainable development
- SP5 – Development quality and sustainability
- HS5 – House extensions and alterations
- HE2 – Designated heritage assets
- IC3 – Car parking standards

National Planning Policy Framework



Site History:

APP/2018/0258 – Demolition and rebuilding of front elevation, alterations to rear elevation, two storey side extension and new stone rear boundary wall – c/c

Consultation Responses:

LCC Highways - Do not wish to raise an objection. Alterations are required to the dropped crossing.

Worsthorne with Hurstwood Parish Council - Have no issue with the application and support the plans.

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

Another neighbour supports the proposals stating that it has been in a serious state of disrepair for some years now. It is becoming a dangerous building and this application would replace it with a very sympathetic dwelling adding to the character and aesthetics of both Hope and Heap Street.

United Utilities – The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Planning and Environmental Considerations:

Principle of proposal

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

Impact on Conservation Area

Policy HE2 of the local plan seeks 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 dwelling 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 middle of the larger rebuild where it would continue to provide a formal entrance. 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.

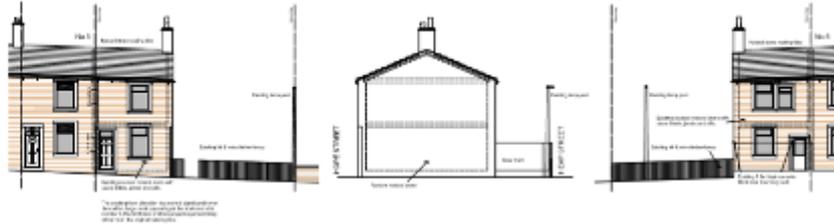
Policy HS5 of the local plan set out the criteria for assessing house extensions (although the dwelling is being re-built, due to necessity, an additional dwelling is not being created therefore policy HS5 is still considered to be relevant), in each case requiring proposals to safeguard the amenities of neighbouring properties. The interface distance between fronts of the properties on Hope Street would be maintained in the extended rebuild. The new gable end elevation would contain a stairs window only which would have minimal impact on the privacy of the adjacent property on Hope Street.

The rebuilt dwelling would provide three bedrooms. There would be a central doorway with two windows either side on the front elevation. This is similar to the previous approval in so much as the lounge window to the left hand side of the front door would be slightly larger, this emulates the window (and overall appearance) of the opposite end of the terraced row .

Natural stone will be used in the development, with the colour and appearance matching the existing. All door and window openings will have natural stone sills, jambs, and lintels to match the existing. The proposed roof covering will be reclaimed from the original roof and re-used where possible; any additional roofing materials will be reclaimed material obtained to match the original roof. A new chimney will be constructed on the extended rebuild.

Rear elevations of houses on Gordon Street

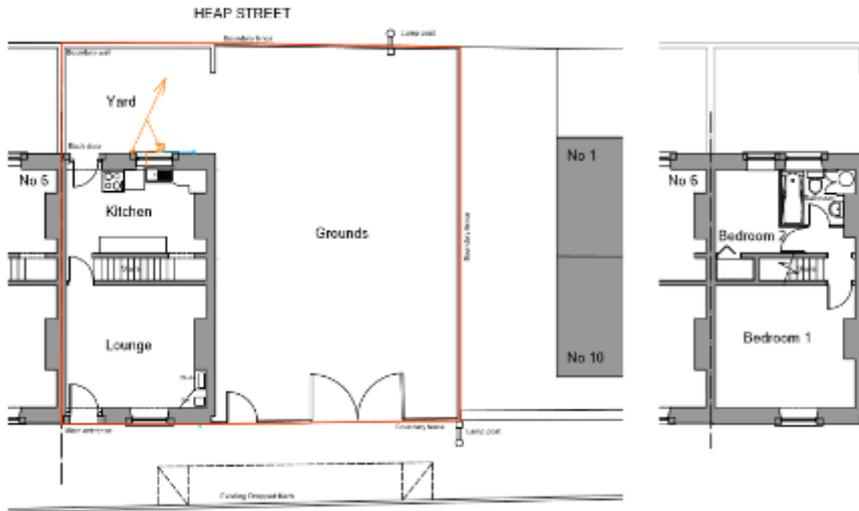
An objection has been received relating to the loss of privacy to a property on Gordon Street and to the impact of the extension on loss of sunlight. There is a bathroom proposed within the rear elevation of the extended part of the rebuild which is not classed as a habitable room and would not therefore cause privacy issues for properties on Gordon Street. The proposed bathroom 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.



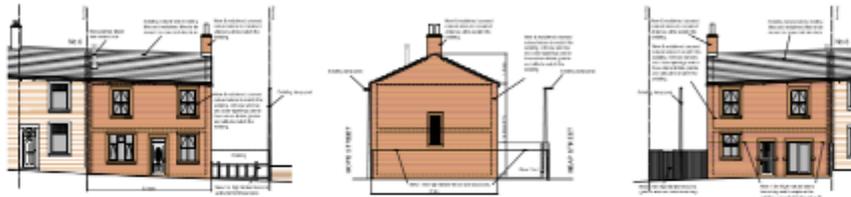
Existing South Elevation

Existing East Elevation

Existing North Elevation



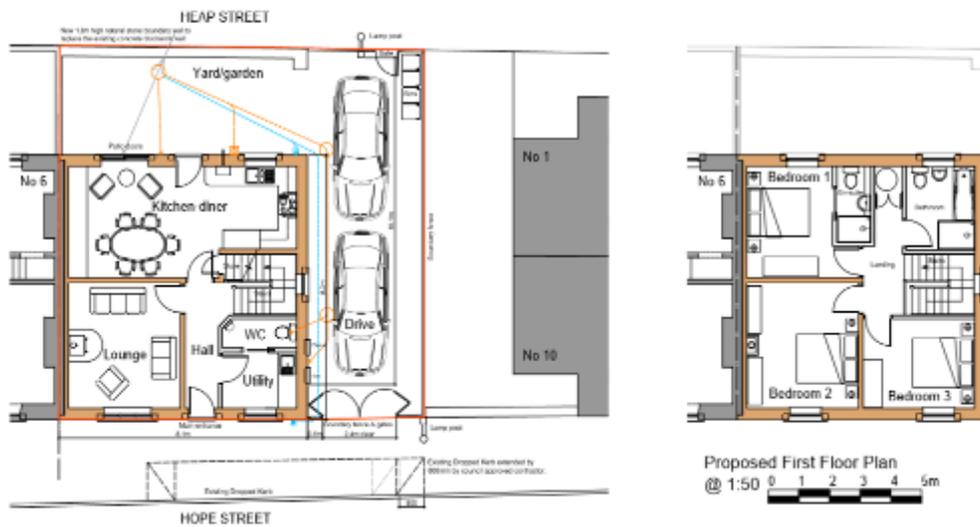
existing elevation and layout



Proposed South Elevation

Proposed East Elevation

Proposed North Elevation



proposed elevation and layout

There would be some degree of overshadowing to this terrace row, but this would be limited due to the separation distance which would be consistent with the main terrace. On balance residential amenities would not therefore be significantly affected by the proposed development.

Impact on car parking

Policy HS5 of the local plan local plan requires 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. Two car parking spaces can be created in tandem whilst also allowing for the opening of gates.

The Highway Authority have no objections to the proposals on highway grounds. Two off-road parking spaces have been provided in line with policy IC3 of the Local Plan.

Conclusion

The proposed re-building works would not significantly affect the Worsthorne Conservation Area or residential amenities and would provide adequate parking. The proposals are therefore considered to be in accordance with the Local Plan policies listed above.

Recommendation:

Approve subject to the following conditions:

Conditions

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: 18-05-01-A, 18-05-05, 18-05-29, 18-05-30-B, 18-05-31; all received 3rd April 2020.

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

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.

Reason To ensure a satisfactory appearance to the development, having regard to its impact on the Worsthorne Conservation Area, in accordance with Policies SP5, HS5 and HE2 of Burnley's Local Plan July 2018.

4. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway.

Reason To ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

5. Before the access is used for vehicular purposes, the driveway shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials and suitably drained in line with sustainable drainage solutions.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. The development shall, prior to the first occupation, provide for the reinstatement of the gable chimney as indicated on the approved plans. The chimney shall thereafter be retained at all times.

Reason To ensure the retention of a feature of the terrace that contributes to the distinctive and special character of the Worsthorne Conservation area, in accordance with policy HE2 of Burnley's Local Plan July 2018.