

**Application Recommended for Approve with Conditions
Cliviger With Worsthorne**

FUL/2020/0092

Town and Country Planning Act 1990

Proposed partial demolition of existing house together with alterations and rebuild of new element

Lane House Farm Burnley Road Cliviger Lancashire

Background:

The application site is located off Burnley Road, Holme Chapel within the designated development boundary as stated in Burnley's adopted Local Plan.

The farmhouse is currently accessed from Burnley Road (between 373 and 367) 5situated approximately 23m from the main road. It is of traditional design and materials and attached is Lane House Barn which has been the subject of recent prior approvals under Class Q for the change of use of the agricultural buildings to create two dwellings.

The farmhouse has had some modifications over the years with the creation of a rear lean to/conservatory. The rear garden area marks the edge of the development boundary with wide open views to the open countryside. The garden area also warps around the side of the property.



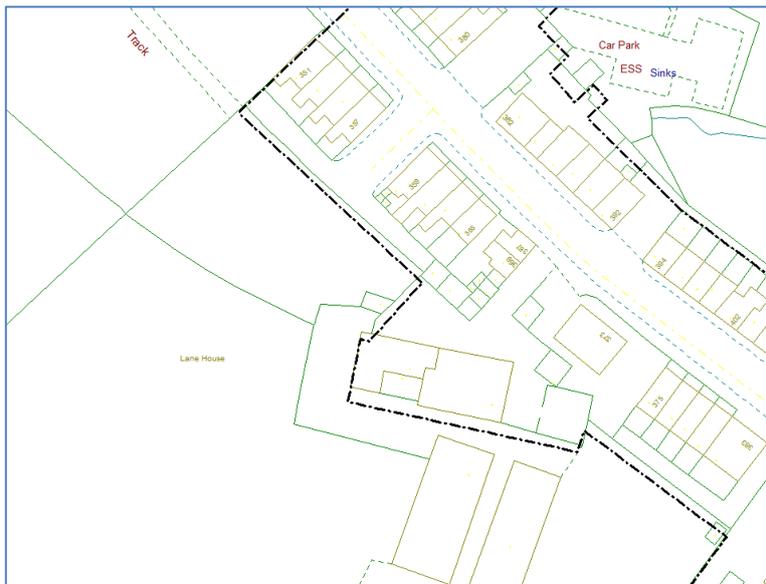
Photo 1 Existing rear elevation showing the 2005 2 storey extension



Photo 2 Existing rear elevation showing the former garage



Photo 3 Existing front elevation south east elevation



Extract from the proposal map showing the defined development boundary

Proposal

The application seeks consent for the partial demolition of the existing farm house and the extensions and alterations to create a larger dwelling. The current farmhouse has 3 bedrooms and the proposal does not intend to increase the number of bedrooms but increases the size.

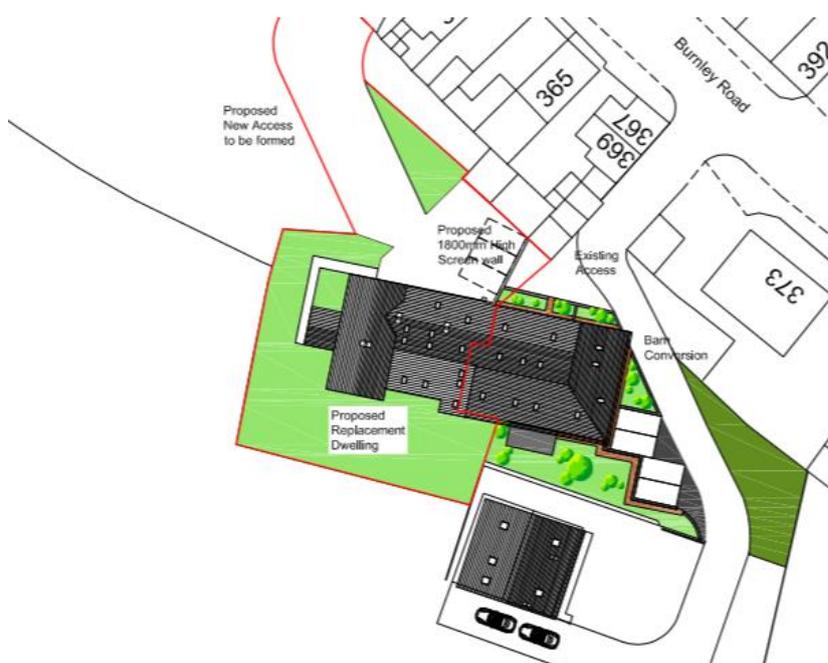
Amendments have been sought during the consideration of the application due to concerns over the design and dominance of the proposed rear elevation. Amendments were received on the 14/9/20 and involve the following;

A new projecting gable will be created in the north elevation (the existing front of the property) measuring 6.5m in length, 6.5m to the ridge and 5m to the eaves. A new porch will be created on the western elevation will become the new front and principal elevation of the property measuring approximately 13m in length.

To the rear a new projecting gable will be created measuring approximately 6.5m in length and will follow the existing building of the attached barn. The height of this gable has been reduced from the initial plans to 6,5m to the ridge and 5m to the eaves, falling slightly above the existing ridge line. The rear elevation will include a 'juliette' style balcony with glazing as creating a feature along the way to the ridge. A series of velux roof lights will be inserted to the rear roofslope.

The dwelling would be constructed of natural stone, natural slate roof, heads and cills, and timber effect upvc windows.

An existing access onto Burnley Road between numbers 359 and 357 will be used to serve the remodelled property. The existing use of the access from 373 Burnley Road will be permanently closed off with a 1.8m high stone wall created. Three dedicated car park space has been shown on the proposed layout plan which meet the parking standards based on the number of proposed bedrooms.



Extract: Proposed block plan

Plan Extract: Proposed elevations



Front (North) Elevation



Side (West) Elevation



Rear (South) Elevation



Side (East) Elevation

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Amendment A: 08.09.20 General Planning Officers Comments

<p>Aval</p> <p>Chartered Town</p> <p>Town Planning - Architectural Design</p> <p>2 Reddy Bull Inn Centre, Reddy Bull Phone: 01262 Black Horse Lane Burnley, Lancashire</p>
<p>PROPOSED PLANS A</p>
<p>Site: Lane House Farm Burnley Road Cliviger BB10 4SU</p>
<p>Client: Richard Storton/SHMey M</p>

Relevant Policies:

Burnley's Local Plan 2018

- SP1 – Achieving Sustainable Development
- SP4 – Development Strategy
- SP5 – Development Quality and Sustainability
- HS3 – Housing Density and Mix
- HS4 – Housing development
- IC3 – Car parking standards

National Planning Policy Framework 2019

Site History:

PAR/2019/0192 – prior approval from agricultural barn to a single dwelling. Prior Approval not required 12/7/19

Wider site history relating to new build development

APP/2018/0577 - Erection of building to provide two holiday cottages, access, parking and ancillary works no decision

NOT/2014/0431 - Prior notification of proposed change of use of agricultural building to 2no. two-storey dwellings Approved 29/1/15

Consultation Responses:

LCC Highways – no objections

Environmental Health – no comments

Publicity

Parish Council – object on the grounds of over development and parking issues

Neighbour comments – none received

Planning and Environmental Considerations:

The principle of development

Main issues

The main issues in the consideration of this application are;

- Design and appearance including materials
- the impact of the development on residential amenity
- traffic/parking
- ecology

Design and Appearance

Paragraph 124 of the NPPF states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

HS5 House Extensions and Alterations is relevant to this application. Amongst other things the extensions and alterations should be subordinate to the existing, the design

respects the architectural characteristics and materials, no detrimental impact to the amenity of neighbours and does not lead to loss of parking or loss of amenity space.

The proportions of the glazing to the rear elevation has been rationalised, and whilst not typical of the vernacular in rural areas, the Council does not oppose to more contemporary designs and use of materials. With the reduction in glazing and slight reduction in ridge height, it is considered that the overall scale and massing is appropriate. The new front and principal elevation of the property is the west elevation with the introduction of a porch which is typical of a rural dwelling.

The proposed palette of materials is considered to be appropriate and match that of the attached barn.

Residential Amenity

Policy SP5 of the adopted Local Plan seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking.

The closest property to the application is the attached barn which has been the subject of a recent prior approval for 2 separate dwellings. With the creation of the dividing wall, this will ensure that there is no conflict in the traffic to and from the site between the 3 dwellings. It is not considered that there will be any issues over overlooking between the properties given the layout and design and the presence of an established hedgerow.

To the rear of the property is the terraced row 367 – 359 Burnley Road. There is approximately 22m from the rear (north elevation) of the application site with the rear of the properties along Burnley Road. This is considered to be sufficient enough distance so as not to cause any over looking issues.

Traffic and Parking

LCC highways have provided comments on the application and do not object. The proposed site layout plan shows that 3 parking spaces will be provided within the curtilage.

The access will involve an area of land which is currently defined as out of the development boundary, as the plan below shows. The current garden area to the west of the property is currently outside the defined settlement boundary. There will not be an extension to the garden area, but there will be an amount of land which is outside the development boundary which will be taken up for the access. Given the area is relatively small it is not considered there will be detrimental impact on this part of the open countryside.

Ecology – bat survey

A bat survey (carried out in February 2020) was submitted with the application. It concluded that there was no evidence that bats occupy the building and that the proposed changes are unlikely to cause any significant disturbance to bats or result in the loss of breeding, roosting or hibernating habitat.

Conclusion

The application property is within the development boundary, and the alterations are considered to be proportionate to the existing property. The small element of the land that will be used for access is considered to be minor and it is not considered will have a detrimental impact on the open countryside.

Approve 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.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings received on the 24/1/20 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 policies SP5 and HS5 of Burnley's Local Plan 2018.

4. The development shall not be occupied until the car parking areas to serve the development have been laid out and hard surfaced in accordance with approved drawings and made available for use and retained as such thereafter.

Reason: In the interests of highway safety in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification):
 - (i) no external alterations, including roof alterations, or extensions shall be carried out to the building
 - (ii) no garages or outbuildings shall be erected within the curtilage of the building; unless planning permission for such development has been granted by the Local Planning Authority.

Reason: Reason: To enable the local planning authority to consider future development having regard to policies SP5 and HS5 of Burnley's adopted Local Plan.

6. 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.