

Application Recommended for Approval
Gannow Ward

APP/2017/0286

Full Planning Application
Proposed erection of extension to front of property.
382 PADIHAM ROAD BURNLEY



Background:

The application relates to a detached building used as a shop with living accommodation above. There are no objections to the proposal.

The application is brought to the Committee as applicant is related to a Member of the Council.

Relevant Policies:

Burnley Local Plan Second Review
CF12 - Local and village shops
E25 - Shop fronts
GP3 - Design and Quality

Burnley's Local Plan – Submission Document, July 2017
TC8 – Shopfront & Advertisement Design

Site History:

APP/2014/0287: Proposed change of use of ground floor of 380 Padiham Road from residential to retail, single storey extension to rear, various alteration and sign - Granted

Consultation Responses:

Highway Authority – No objections. Comment is made about the need to avoid the encroachment of any outside display of goods onto the footway.

[Comment – This is a matter controlled under Highways legislation. However, the applicant has noted in the application that a small forecourt would remain in order that customers may leave prams, bicycles, etc, without impeding the footway].

Planning and Environmental Considerations:

The two storey building, presumably originally two dwellinghouses, is now in use as a shop with living accommodation.

The shop sells a wide range of goods, is a newsagents' and Post Office. It is set back behind a deep forecourt.

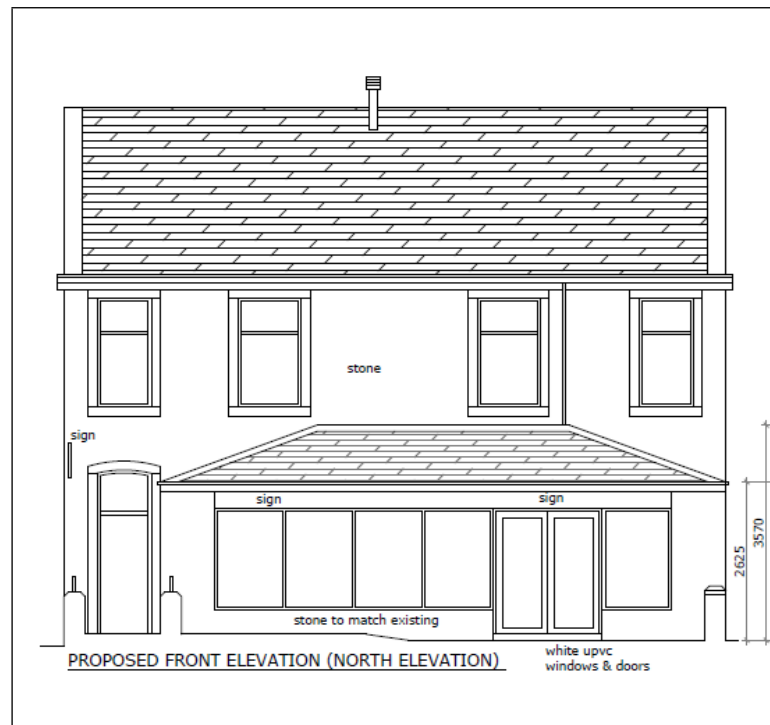
The general arrangement is helpfully shown on the image (below) submitted as part of the application.



Present arrangement (Applicants image)

The present proposal is to provide an extended retail area at the front – a cooler area to display plants and flowers, and sell ice cream. Internally, the arrangement would be generally unchanged. Materials would be natural stone and slate to match the existing building.

The appearance of the extension would be as shown below.



Policies E25, TC8 and GP3, taken together, require good design and appearance as regards form and relation with the existing building and its surroundings. The present proposal, with its minimal roof treatment, would appear quite subordinate to the main building. **Policy CF12** recognises the important role local shops play in meeting local needs and reducing the need to travel. The policy generally supports such proposals provided, as relevant here, there would be no adverse impact on neighbours. The extension would improve the facilities provided by the shop and the proposal would be in accordance with the development plan. The application is recommended accordingly.

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 Drawings number 249/04 (Existing Plans and Elevations); 249/05 (Roof-Site Plans); 249/06 (Proposed Plans and Elevations) received 12 May 2017.

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.

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