

Full Planning Application
Conversion of dwelling to 2no. apartments
25 CARLTON ROAD BURNLEY

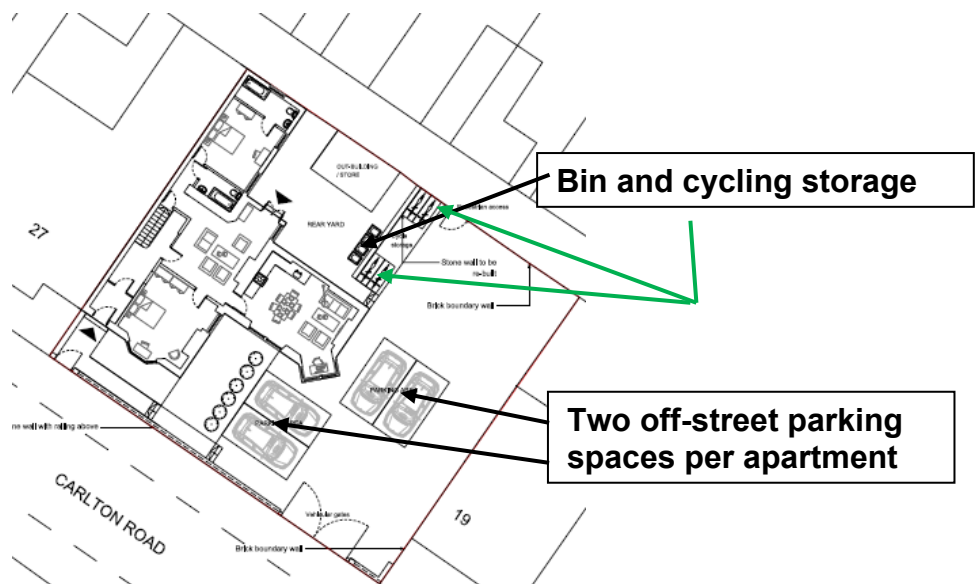
Background:

The proposal is to convert a large semi-detached house to form a two bedroom ground floor flat and a three bedroom first floor flat within the Palatine Conservation Area. Minimum external alterations are proposed to the external elevations. An existing rear window would be replaced by glazed double doors, upvc windows would be replaced by timber windows, the existing boundary wall, railings and gate would be retained and a single detached garage would be demolished.

Application property



The off-street parking provision to the side of the dwelling would be improved to provide two car parking spaces per apartment.



Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP3 – Design and quality

E12 – Development in, or adjacent to, conservation areas

E13 – Demolition in conservation areas

H15 – Conversion and re-use for flats and bedsits

TM15 – Car parking standards

Burnley's Local Plan, Submission Document, July 2017

SP1 – Achieving sustainable development

SP4 – Development strategy

SP5 – Development quality and sustainability

HE2 – Designated heritage assets

IC3 – Car parking standards

The National Planning Policy Framework

Site History:

12/87/0789 – Rebuilding of front wall with existing stone and replacing existing wooden fence with iron railings. Approved January 1988.

Consultation Responses:

LCC Highways

No objections; whilst the plan shows parking positions it is expected that the residents will park in such a manner as not to inconvenience each other. Recommend conditions to require the highway frontage to be maintained at a height no higher than 1m and for the proposed cycling provision to be provided.

Environmental Health

No objections. Conditions are recommended relating to hours of construction; soundproofing against internal noise; cycle parking provision; and, electric car charging points. They also advise that there should be no combustion of materials which can be included as a note on the decision notice.

Publicity

Eight letters of objection have been received from neighbouring properties which express concerns regarding parking facilities, make the following points:-

- There are problems with parking due to properties with more than one car
- Difficulties with parking outside resident' own properties
- Concerns regarding accessibility when needing to park close to home due to the needs of the occupier
- The proposal would lead to extra parking problems

Planning and Environmental Considerations:

Principle of proposal

The proposed site is within a predominantly residential area within an urban setting of traditional gridiron patterned streets of mostly terraced properties and some semi-detached properties. Policy GP1 permits proposals within the main urban boundary which make efficient use of land and the re-use of buildings subject to detailed

considerations and other local plan policies. The proposal is therefore acceptable in principle subject to the following relevant considerations.

Impact on the Palatine Conservation Area

Policy E12 of the local plan and Policy HE2 of the emerging local plan seek 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 proposal would make minimal physical changes to the property itself. The applicant states that the property has been vacant for approximately eight years and is therefore in need of improvements. The plans indicate that the existing UPVC windows would be replaced with painted timber windows and the roof replaced using the slate materials, as existing. The existing single detached timber garage has an untidy appearance and its removal would not adversely affect the significance of the Conservation Area.

Existing garage



Street view



The use of a greater amount of forecourt within the curtilage for parking would reduce opportunities for landscaping but the parking would be largely concealed behind a frontage wall, railings and gate and as such would not significantly impact on the character of the residential area or Conservation Area. The impacts of the development on the Conservation Area are therefore acceptable.

Impact on residential amenities

Policy H15 permits proposals for the re-use of buildings for flats where, amongst other things, it would not adversely affect the amenity of the residents of neighbouring properties and provides a satisfactory residential environment for its occupants. The National Planning Policy Framework (NPPF) requires proposals to secure a good standard of amenity for all existing and future occupants of land and buildings. The proposal involves making no new window openings (only replacing one rear ground floor window with glazed doors) and would not lead to any significant change in overlooking of neighbouring houses on Piccadilly Road to the rear or to its neighbours on Carlton Road. The increased number of units is likely to generate more activity but this would be proportionate with the size of the site and property. The proposed floor plans show that there would only be no first floor living rooms on the party wall with the adjoining semi-detached house in which case it is unlikely that the proposal would significantly affect levels of noise or affect the amenities of the adjoining property. The Council's Environmental Health Officer recommends that a condition is imposed to

require noise insulation against internally generated noise which would protect the amenities of the future occupiers of each apartment. As such, the proposal would have an acceptable impact on residential amenities.

Impact on car parking

Policy H15 also requires proposals to convert existing buildings to flats to provide safe and convenient access for vehicles and appropriate parking. Objections have been received from some occupiers on Carlton Road, stating that there are already issues with on-street parking and that this proposal would make this situation worse. However, this property which is situated within a street which mostly relies upon on-street parking, has a long unrestricted street frontage (25m) and would also provide a total of four off-street parking spaces (two per apartment). The proposal therefore provides adequate parking to meet the needs of the development. Notably, LCC Highways has no objections to the proposal. The proposal provides safe and convenient access utilising the existing access and as such, there would be no significant adverse impacts from the development on highway safety or the availability of parking.

Conclusion

The proposal would be beneficial in bringing a vacant dwelling back into use and would lead to only minor changes that would not significantly affect the character of the Palatine Conservation Area and would have no significant impact on the residential amenities of neighbouring occupiers or on the availability of on-street parking. The proposal therefore complies with the development plan and there are no material findings which would outweigh this finding.

Recommendation: Approve with conditions

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 06, 07 and 08, received on 4 April 2018; and, 05B, received on 14 May 2018.
3. Neither apartment shall be first occupied until its associated off-street parking provision of a minimum of two parking spaces per apartment have been constructed and are available for use in accordance with the approved plans. The approved car parking spaces shall be retained at all times for purposes of car parking.
4. Neither apartment shall be first occupied until its associated refuse and recycling storage has been provided and is available for use, as indicated on the approved plans. The approved bin and refuse storage provision shall be retained for the purposes of each apartment at all times.
5. Neither apartment shall be first occupied until a scheme of soundproofing to protect against internally generated noise has been carried out and completed in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority.

6. The existing and any future replacement gates shall open inwards only and at no time shall be permitted to open over the adjoining footway.

Reasons

1. 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. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure adequate off-street parking, in the interests of highway safety and street amenity, in accordance with Policies H15 and TM15 of the Burnley Local Plan, Second Review (2006).
4. To ensure adequate refuse and recycling storage away from public views, in the interests of visual amenity, in accordance with Policy H15 of the Burnley Local Plan, Second Review (2006).
5. To provide adequate levels of amenity for the adjoining property and future occupiers, in accordance with Policy H15 of the Burnley Local Plan, Second Review (2006).
6. To prevent an obstruction on the adjoining footway, in the interests of highway safety, in accordance with Policy H15 of the Burnley Local Plan, Second Review (2006).

JF
24/5/18