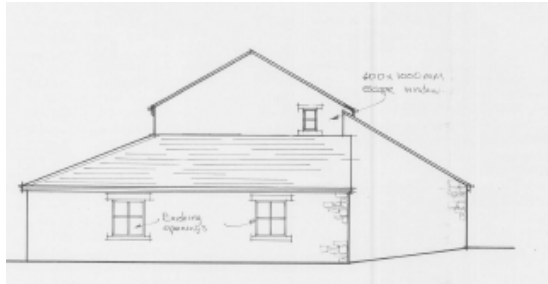
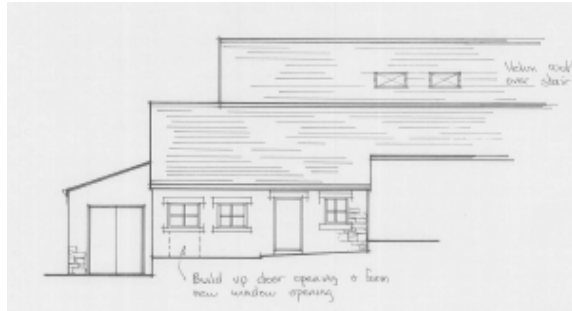


Full Planning Application  
Extension to dwelling to form ancillary living accommodation  
BRADGET HEY FARM BURNLEY ROAD CLIVIGER

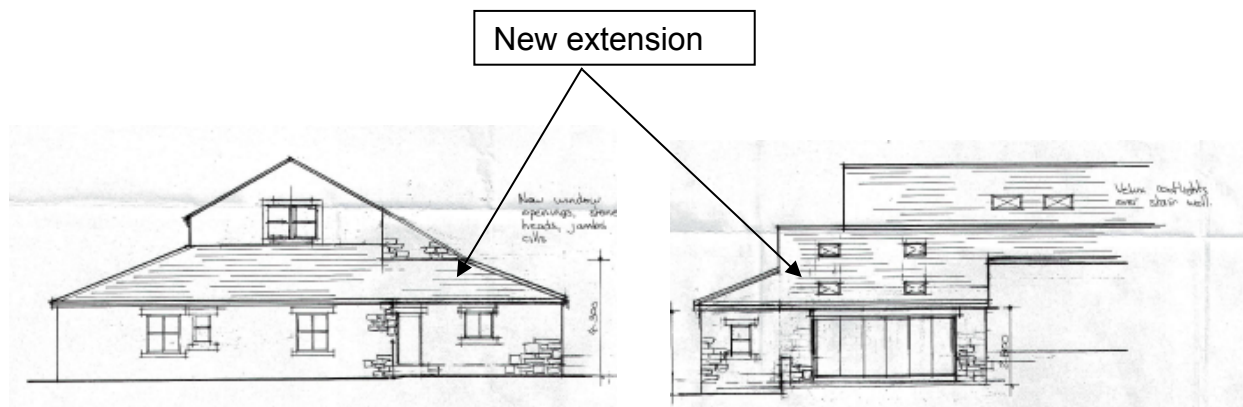
**Background:**



As approved – south elevation



As approved - east elevation

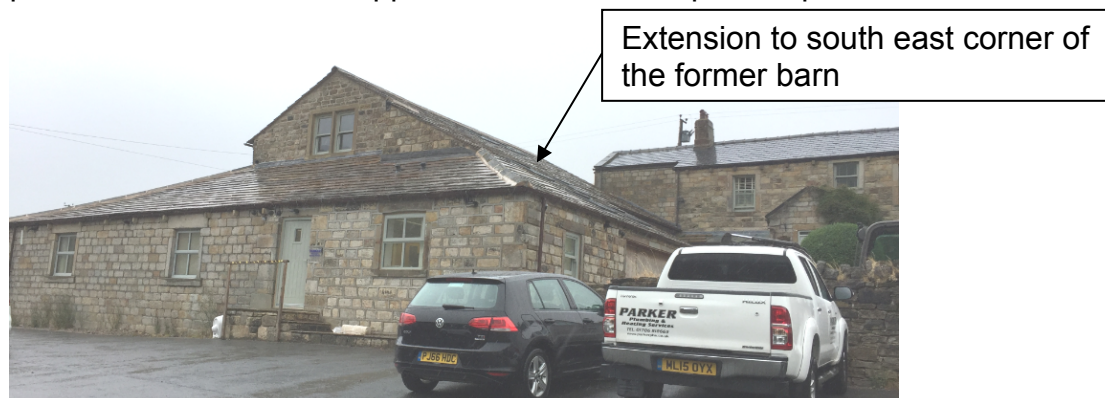


As constructed – south elevation

As constructed – east elevation

Planning permission was granted for the conversion of the former barn and stables to living accommodation in February 2013. The development has been implemented and work is underway at the present time, almost complete.

An extension to the building has been constructed which was not part of the original permission. The current application seeks retrospective permission for this.



At present, part of the former barn is being used as offices for the applicant's plumbing business but it is intended that the business will be relocated shortly to more appropriate

premises and the offices will become living accommodation for the applicant's parents. The extension will be used as ancillary living accommodation.

The Parish Council has expressed concern about the proposal.

**Relevant Policies:**

National Planning Policy Guidance (NPPF)

Burnley Local Plan Second Review

GP2 - Development in the Rural Area

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt

H13 - Extensions and conversion of existing single dwellings

Burnley Local Plan Submission Document July 2017

SP4 – Development Strategy

HS5 – House Extensions and alterations

**Site History:**

APP/2004/0882 - Use of existing barn as extension to dwelling – granted

APP/2009/0704 – Extension of time limit for implementation of planning permission APP/2004/0882) – granted

APP/2013/0043 – Use of existing barn as extension to dwelling - granted

**Consultation Responses:**

1. Cliviger Parish Council – concern over development, out of vernacular, concerns over parking, tipping, the property being overlit at night and that a business is being run from the property.

*(The application relates only to the construction of an extension to the former barn. Other comments relating to the existing lighting, tipping, parking and the operation of the business would be issues to be investigated separately)*

**Planning and Environmental Considerations:**

The proposal is for an extension to a former barn which has been approved for living accommodation in connection with the existing dwelling. In principle an extension to an existing dwelling is acceptable in the rural area providing it does not have an adverse impact on the rural landscape in line with Policy GP2 and E27 of the Local Plan.

Bradget Hey was formerly a collection of farm buildings which have now been converted to residential accommodation. The extension subject of this application is relatively minor within the setting of the existing buildings and it would not have an adverse impact on the rural landscape.

Policy H13 of the Burnley Local Plan and policy HS5 of the Burnley Local Plan Submission Document July 17 are the relevant policies to assess the proposal. The current saved Local Plan is under review at the present time and the emerging new Local Plan is going through the modification stage.

The house extension policy of the emerging plan, Policy HS5 has no outstanding material objections to it and it is most likely that it will be adopted in its current form shortly. It can therefore, be given substantial weight in determining applications.

Policy H13 of the Burnley Local Plan sets out that proposals for extensions and alterations to existing houses will be permitted where:

- a. the proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials;
- b. the proposal will not adversely affect -
  - i. the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight
  - ii. the visual amenity and character of the locality
- c. the proposal provides an adequate residential amenity for its occupants;
- d. the proposal does not lead to an unacceptable loss of private open space or parking space; and
- e. the proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users.

Policy HS5 of the Burnley Local Plan Submission Document July 17 is set out as follows,

- 1) Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Council will permit extensions and modifications to existing residential properties where:
  - a) The extension is subordinate to the existing building to allow the form of the original building to be clearly understood;
  - b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
  - c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight using the distances set out in policy HS4 3c;
  - d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on the street and does not create a danger to pedestrians, cyclists or vehicles; and

- e) The proposal does not lead to an unacceptable loss of useable private amenity space.

Taking account of the above criteria, the extension would satisfy the adopted and emerging policy for such proposals.

The alterations and extensions are acceptable in terms of materials and design. The proposals do not adversely impact on the character of the barn and no neighbours would be affected.

There is adequate provision within the site for parking and no highway issues arise as a result of the proposal.

The partial use of the barn in connection with the applicant's business is a separate matter, to be investigated independently of the current application. The submitted application is on the basis that the accommodation is for the ancillary residential use of the existing dwelling.

### **Conclusion**

The proposal is acceptable in principle and does not have a significant impact on the landscape. The design and materials are in keeping with the existing building and the character of the former barn. No neighbours are affected and there are no highway implications arising from the proposal.

The extension is acceptable and in line with Local Plan policy.

**Recommendation:** That planning permission is granted for the development subject to the following conditions:

### **Conditions:**

1. The development shall be completed in accordance with the following approved plans: Proposed elevations and sections (Rev D); Existing Elevations and Layout Plans (Rev E); Roof Plan 1:100 received 6 June 2018.
2. The extension hereby approved shall be used only as ancillary living accommodation for the dwelling.

### **Reasons:**

1. To ensure compliance with the Local Plan and to avoid ambiguity.
2. For the avoidance of doubt to ensure that the extension is not used in connection with a separate trade or business.