

**Application Recommended for Approval**

**APP/2018/0304**

Trinity Ward

Full Planning Application

Proposed conversion of dwelling into 3no. apartments

25 CARLTON ROAD BURNLEY

**Background:**

The proposal relates to a large semi-detached house within the Palatine Conservation Area. Planning permission was recently granted for the conversion of the property to two flats; the current proposal is for a conversion to a total of three flats - a two bedroom flat on the ground floor and 2no. one bedroom flats on the first floor.

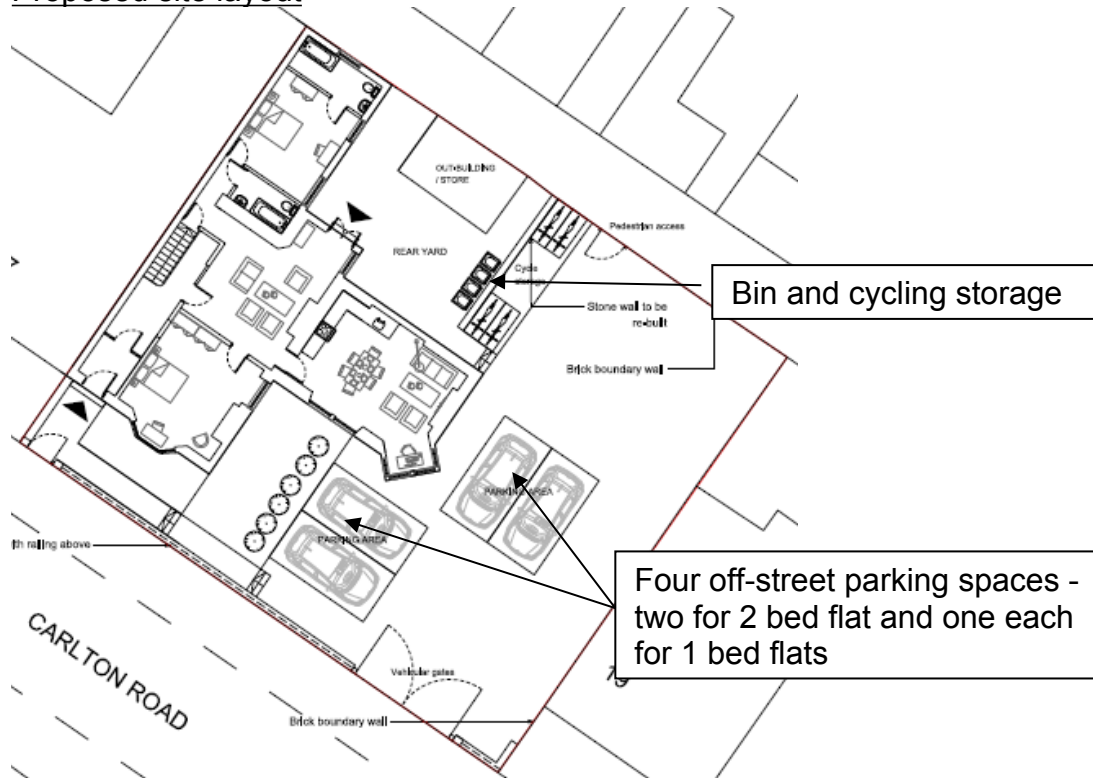
Minimum alterations are proposed to the external elevations. An existing rear window would be replaced by glazed double doors, uPVC windows would be replaced by timber window and the existing boundary wall, railings and gate, would be retained. A single detached garage would be demolished.

Application property



A total of four in-curtilage parking spaces would be created to side/front of the property, similar to the previously approved scheme.

## Proposed site layout



## **Relevant Policies:**

### Burnley's Local Plan

This Plan was adopted on 31st July 2018.

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 (2018)

### **Site History:**

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

APP/2018/0176 - Conversion of dwelling to 2no. apartments. Approved June 2018.

### **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 and electric car charging points. It is also

advised that there should be no combustion of materials [this can be included as a note on the decision notice].

### Publicity

Nine letters of objection have been received from neighbouring properties; a summary of their comments is provided below:-

- No extra parking is provided for an increase from two to three flats
- Difficulties with parking outside residents' own properties and impact on occupiers who need to do this due to mobility problems
- Increased noise and disturbance at night
- Proposed number of apartments could increase further and cause more problems

### **Planning and Environmental Considerations:**

#### Principle of proposal

Policy SP4 of the local plan identifies Burnley as a principal town. 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. Planning permission has been granted for a change of use from this dwelling to two apartments; this proposal would be similar but would increase the number to three flats. Given that the proposal would retain the property in residential use, there would be no objection in principle to the proposal. The main considerations relate to the impact of an intensified use, particularly in respect of the conservation area, car parking and amenity.

#### Impact on the Palatine 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 confers 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; there would be no further external alterations to those minor alterations previously approved (APP/2018/0176). 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

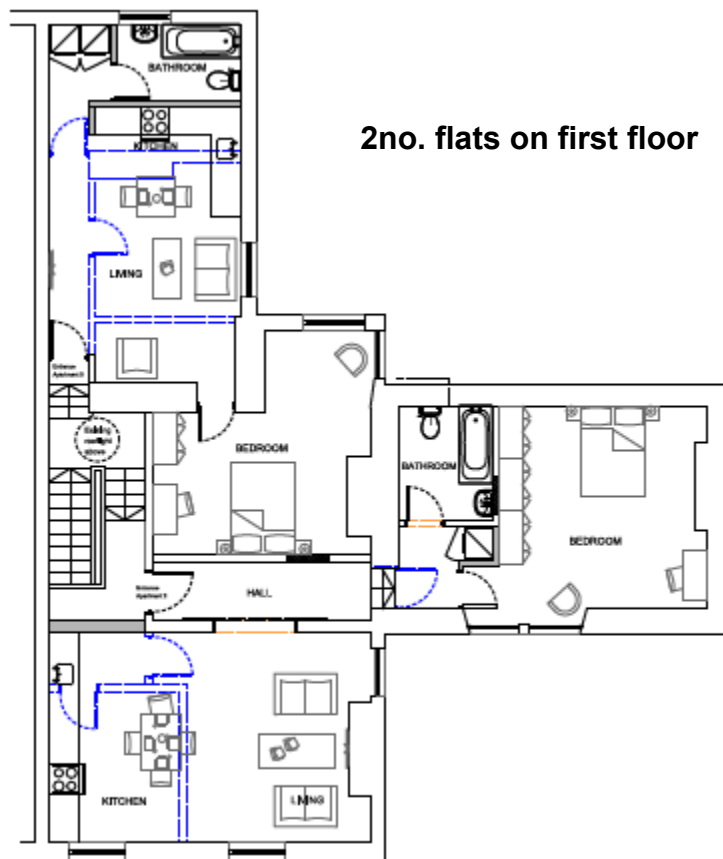


The use of forecourt parking within the curtilage would reduce opportunities for landscaping but the parking would be largely concealed behind a frontage wall, railings and gate and is not changed from that of the previously approved scheme (APP/2018/0176). As such, the proposal would not significantly 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 SP5 requires development to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, as well as ensuring acceptable conditions for future users and occupiers of the development.

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 ground floor apartment would be a spacious two bedroom flat as previously approved (APP/2018/0176) and the first floor would create 2no. one bedroom flats in lieu of the previously approved large three bedroom flat.



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 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 IC3 requires adequate car parking to cater for new developments, as well as adequate provision for cycle parking. Appendix 9 of the local plan sets out the standards which will be applied, requiring two car parking spaces for a two bedroom unit and one space for a one bedroom unit. The total requirement from this development would therefore be four car parking spaces which is the level of provision that is proposed. Cycle parking is also indicated within the curtilage. Objections have been received from some occupiers on Carlton Road, particularly in respect of issues with on-street parking. The property is situated within a street which mostly relies upon on-street parking and has a long unrestricted street frontage (25m) which would not be affected by the proposal. The proposal would comply with the parking standards and is unlikely therefore to adversely affect conditions for on-street parking; 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 (1:1250 location plan), 05B, 06, 07B and 08, received on 27 June 2018.
3. No apartment shall be first occupied until its associated off-street parking provision of a minimum of two parking spaces for Apartment 1 (ground floor) and a minimum of one car parking space for each of Apartments 2 and 3 (first floor) 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. No 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. No 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. No construction work shall take place on the development hereby approved outside the hours of 8am to 6pm Monday to Friday and from 8am to 1pm on Saturday and shall not take place at all on Sundays and Bank Holidays.

### **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 Policy IC3 of Burnley's Local Plan (July 2018).
4. To ensure adequate refuse and recycling storage away from public views, in the interests of visual amenity, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
5. To provide adequate levels of amenity for the adjoining property and future occupiers, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
6. To protect the amenities of nearby residents, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

JF  
10/9/2018