

Appendix – Minute No. 17

PLANNING APPLICATIONS APPROVED

APP/2008/0399

**Full Planning Application
Proposed erection of two storey extensions.
Coach House Cottage, Red Lees Road, Cliviger**

**Reason for
Decision:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

E15 – Locally important buildings, features and artefacts

GP2 - Development in the Rural Areas

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Condition:

The development must be begun within three years of the date of this decision.

Reason:

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.

APP/2007/0392

**Full Planning Application
Proposed new dormer extension to rear elevation
42 Blackburn Road, Padiham**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

H13 - Extensions and conversion of existing single dwellings

SPG13 – Supplementary Planning guidance on Dormer extensions

- Conditions**
1. The development must be begun within three years of the date of this decision
 2. The front and side walls of the dormer extension shall (within 3 months of its substantial completion) be finished externally in natural slates matching the slate roof of the house, and shall thereafter be so retained

- 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. In the interests of visual amenity in accordance with Policy H13 of the Burnley Local Plan Second Review.

PLANNING APPLICATIONS DELEGATED

APP/2007/0383

**Full Planning Application
Proposed erection of 1m high ornamental gates and railings to front of property & 2m high railings reducing to 1m high to side of property
6 Northwood Close, Burnley**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Extent of Delegation: That the Head of Planning and Environment be delegated to approve the application subject to the following conditions following the receipt of amended details in respect of the reduction in height of the railings to 1.3m in height.

- Conditions:**
1. The development must be begun within three years of the date of this decision.
 2. The gates shall open inwards towards the property and shall not at any time open outwards over the public highway.

- 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. In the interests of highway safety.