

Application Recommended for Approval

Cliviger with Worsthorne Ward

APP/2008/0628

Full Planning Application

Proposed demolition of an existing bungalow and erection of new bungalow with a slightly revised house design. (re-submission of APP/2007/0750)

25 HURSTWOOD LANE WORSTHORNE-WITH-HURSTWOOD

Background:

The application is the resubmission of a previous application approved by Development Control Committee. An objection has been received.

Summary of Reason for Recommendation:

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

GP2 - Development in the Rural Areas

GP3 - Design and Quality

Site History:

APP/2007/0750 – Proposed demolition of existing bungalow and erection of new bungalow: Granted

Consultation Responses:

1. Neighbour objects on the grounds that the original proposal did not include a window in the side elevation overlooking the adjacent property. The bungalow is under construction and is too big for the site.
2. Highway Authority – request that the boundary wall be reduced and maintained at a height no greater than 1 metre to promote a safe access/egress from the drive.

Planning and Environmental Considerations:

The proposal is a resubmission of a previous application that was approved by Development Control Committee on 6th September 2007.

This application is the same proposal with a window on the side elevation overlooking 23 Hurstwood Lane. The bungalow is under construction. The applicant is proposing to obscurely glaze the window, which will be included as a condition.

The proposed window is at ground floor level in a small toilet in the utility area. The rear windows of the adjacent property are (according to previous applications)

bathroom, kitchen and hallway with a living room offset. The windows are 11 metres away again at ground floor level. These windows are not habitable room windows.

The proposal as amended will not have a detrimental effect on the privacy or outlook of any neighbouring properties by way of privacy or outlook.

The development is in accordance with the Local Plan Policies.

Recommendation: That planning permission be granted subject to the following conditions

1. The development must be begun within three years of the date of this decision.
2. Notwithstanding any description of materials in the application, no development shall start until a scheme showing precise details of all materials, including facing and roofing materials, have been submitted to and approved in writing by the Local Planning Authority. The materials used in the development shall be in accordance with the approved scheme, to the satisfaction of the local planning authority.
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Hard landscaping shall include finished levels or contours; means of enclosure and hard surfacing materials. Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.
4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
5. The window in the side elevation adjacent to 23 Hurstwood Lane shall be obscurely glazed at all times, to the satisfaction of the Local Planning Authority.
6. The existing wall to the front of the property shall be reduced to 1 metre in height. Any future boundary treatment to the boundary with Hurstwood Lane shall be maintained at a height no greater than 1 metre

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 secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity in accordance with Policy GP3 of the Burnley Local Plan Second Review.
3. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises

with its surroundings in accordance with Policy GP6 of the Burnley Local Plan Second Review

4. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in accordance with Policy GP6 of the Burnley Local Plan Second Review.
5. In the interests of the privacy of the occupiers of both 23 and 25 Hurstwood Lane in accordance with Policy H13 of the Burnley Local Plan Second Review.
6. In the interest of a safe access/egress from the property in accordance with Policy GP1 of the Burnley Local Plan Second Review

CRP

06/08/2008