

DEVELOPMENT CONTROL COMMITTEE

Thursday 28th July 2016

Late Correspondence/Verbal Reports

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APP/2016/0209 – Land at Wallhurst Close, Worsthorne

Consultation responses:-

Four further letters have been received from neighbouring properties which state that their original objections still stand. Additional points made are summarised below:-

- There is very little improvement in the resubmitted plans
- The rear of the property is still faced with K-render and not in keeping with the conservation area
- Query the ownership of fences on boundaries
- The building has been brought closer to properties on Wallhurst Close (15m apart)
- The houses could be extended over the driveways in the future and cause even greater traffic and parking congestion
- The amended plan does not take into consideration that numbers 3 and 5 have been previously extended
- Query whether County Highways have been consulted over the difference in levels between the footpath and the ground level to the front of cottage no. 2
- The red line does not correctly indicate ownership and query whether the correct notices have been served
- Query whether a plan has been provided for the retained garden/amenity space for 28-30 and 32 Ormerod Street.

Three letters of support have been received, two of which are from residents in Worsthorne and one from the surrounding area which make the following points:-

- The proposed cottages are in character with the Conservation Area and would replace unsightly garages
- The development would be beneficial to the local community which needs “affordable homes” for young families

LCC Highways:- Further comments have been made in respect of the retaining wall (approximately 600mm high) along the highway boundary and a further condition is recommended to require the details of the construction and maintenance of the retaining structure to be agreed. A suitable condition is listed under Conditions below.

Conditions

An additional plan has been provided to show the rainwater goods to the front elevations of the cottages. The rainwater goods are positioned close to the returns of walls to limit their

visual impact and soil pipes from the front bathrooms would be built internally. Condition 5 should therefore be varied as set out below:-

Condition 5 (varied condition):

The rainwater goods and downpipes to be used in the development shall be aluminium or timber and painted black and soil pipes shall be constructed internally only as indicated on the approved plans unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and the use of appropriate traditional materials that reflects the character and appearance of the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).

Condition 12 (varied condition):

During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays or on Bank/Public Holidays.

Reason: To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).

Condition 16 (additional condition):

Prior to the commencement of any development, detailed specifications of the design of the retaining structure to be built along the boundary with the adjoining highway, including details for its future maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in perpetuity in accordance with the approved specifications and details.

Reason: To ensure and maintain the integrity of the adjoining highway, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006). These details are required prior to the commencement of development to ensure that the integrity of the highway is maintained at all times, in the interests of highway safety.

Condition 17 (additional condition):

The proposed car parking spaces for the existing property at 32 Ormerod Street, as indicated on the approved plans, shall be constructed, drained, surfaced and made available for use prior to either of the approved dwellings being first occupied.

Reason: To ensure adequate provision is made for off-street parking, having regard to the loss of the existing garage associated with this property, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).

No Change to Recommendation.
