

Application Recommended for Approval

APP/2012/0187

Ward: Hapton with Park

Full Planning Application

Proposed modification and extension to existing detached dwelling to form 2no. semi-detached dwellings, including alterations to access, front boundary and landscaping.

5 SLADE LANE OLD MOSS PADIHAM

Background:

The application relates to a detached bungalow.

The initial application has been amended to include details of alterations to the access to Slade Lane, the front boundary wall and associated landscaping. Consultation has been carried out on the amended proposals.

Objections have 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

GP1 - Development within the Urban Boundary

H13 - Extensions and conversion of existing single dwellings

H3 – Quality and design in new housing development

H6 – Housing Density

E6 – Trees, Hedgerows and Woodlands

Site History:

2011/0099: Proposed 1st floor rear bedroom extension, formation of balcony and dormer extension to front – Refused (Grounds of dormer design); Granted on Appeal

Consultation Responses:

Highway Authority (HA) – The revised plan showing amendments to the access and front boundary are acceptable. Recommend imposition of a condition to restrict planting that could otherwise restrict highway visibility.

Environmental Health – No objections.

Neighbouring residents – Letters from 3 neighbours making objections as follows (summarised):

1. The existing house is not overly large as indicated by the applicant.
2. A garage would be built up against the property boundary, close to the adjacent house, which may affect light and privacy and have noise implications to the side bedroom window.
3. Possible encroachment onto adjacent land. [*This is a private matter between owners involved*]
4. Spacing of the property is characteristic of the quiet enclave. The impact of the additional dwelling would impact negatively by closing space between property and increasing activity.

5. There would be loss of a lawned area to make car parking space.
6. The driveway may be obstructed by parked cars.
7. Chippings from the proposed parking surface may damaged the driveway. [*The applicant has indicated that the chippings would be set in a binding medium*]
8. Alterations to the frontage would harm the appearance of the area.
9. The proposal would compromise highway safety.

Planning and Environmental Considerations:

The application relates to a detached bungalow, one of a group of 3 bungalows served by a common access road from west side of Slade Lane. The group is set between Slade Lane and playing fields, to the west, with a church and presbytery in large grounds to the north. To the east of Slade Lane is residential property comprising mainly single storey dwellings along the road frontage.

The group are within walled grounds, containing mature and semi-mature trees, with substantial front (highway) boundary hedges. The houses are served by a shared driveway from a single access from Slade Lane.



Application site from Slade Lane

The house presently has lounge, kitchen, and one bedroom on the ground floor, and two bedrooms and bathroom in the central part of the first floor making use of the roof space.

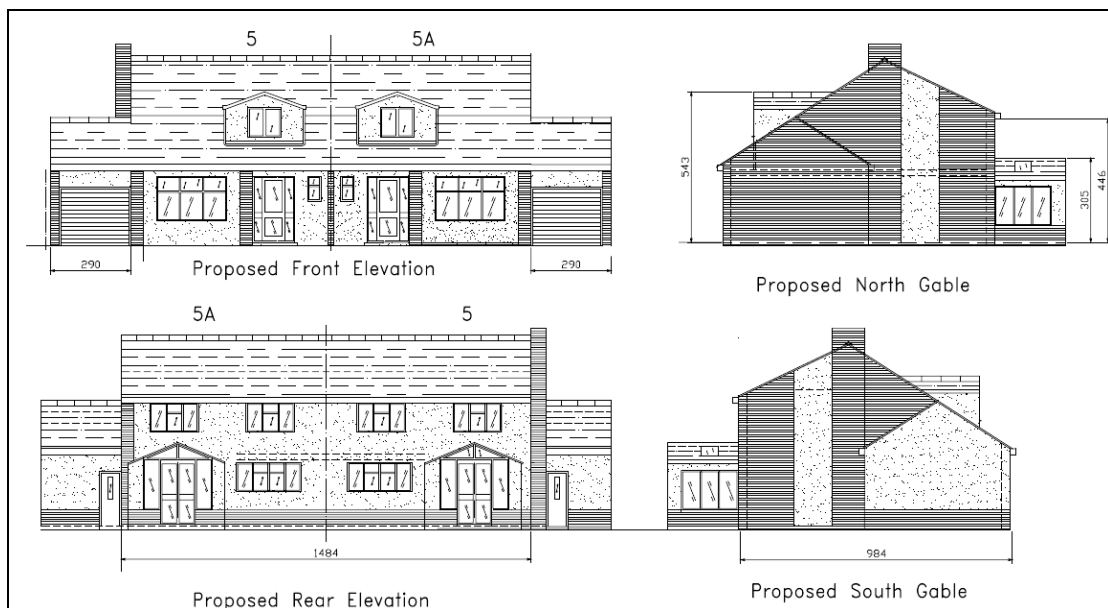
The existing building is shown on the drawing copied below for ease of reference.



Existing

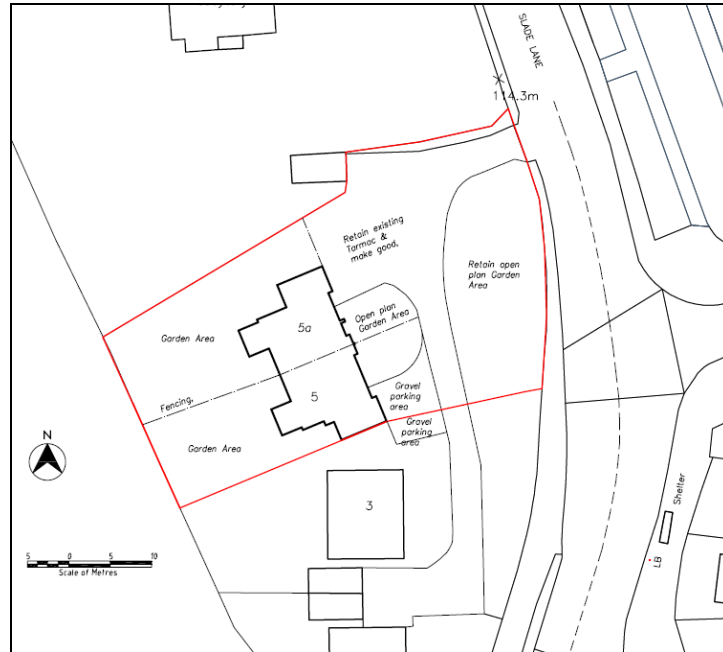
The present proposal is to re-model the house to convert it to two houses. It would involve modest extensions at the rear to create a full two-storey from the existing arrangement which provides inadequate head room for proper bedroom accommodation.

An attached garage would be provided at each end of the building under roof slopes merging with the existing main roof. The materials would match the existing building.

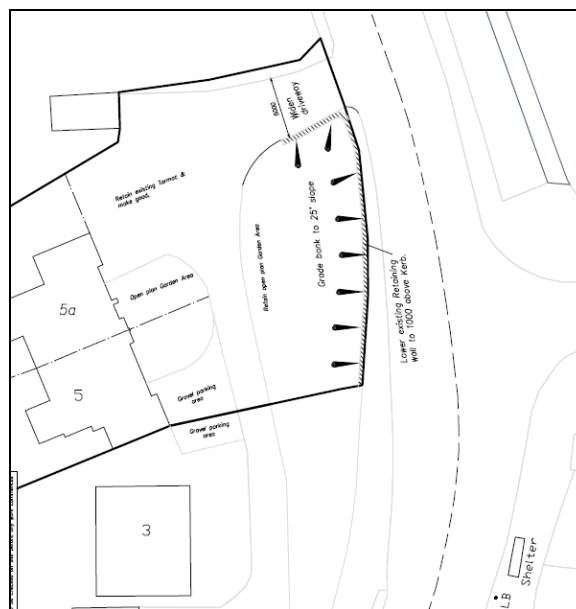


Proposed

Each house would be provided with a short driveway/parking forecourt with access from the existing shared driveway, as shown on the site layout plan copied below. The location of the proposed sight line improvement scheme is also indicated. This would involve reduction in height of the boundary wall, re-using the stone and copings, and removing frontage landscaping to be replace further into the site.



Site layout plan



Proposed sight line improvement

Policies and assessment

Burnley Local Plan Second Review sets the relevant development plan policy. The National Planning Policy Framework (NPPF) (March 2012) sets the Government's planning policies. It states that due weight should be given to the relevant development plan policies according to their degree of consistency with the NPPF. Its policy statements are a material consideration in determining the application.

For development plan purposes, the relevant policy is as follows, with assessment comments in italic print:

Policy GP1 requires that all new development be sited within the Urban Boundary – *the site is within the Urban Boundary.*

Policies H3 and H13, taken together, require appropriate design that is in keeping with the existing building and its surroundings; without unacceptable loss of amenity to neighbours, private open space or car parking space; and, without harm to highway safety – *The building would be improved in appearance by giving it more balance and simplicity in its elevations. The style of the building would be in keeping with its neighbours, reasonable garden space and parking space would be retained. An acceptable separation distance would remain between proposed extensions and the neighbouring dwelling.*

Policy H6 requires a housing density within the range 30-50 dwellings per hectare – *The resultant group of buildings would have a density of around 14 dwellings per hectare. Although low, this density would be acceptable given the context of this edge of town site.*

Policy E6 seeks to safeguard trees, hedgerows and woodlands – *the proposed alterations to the building would not have any impact. There would be need to remove a conifer hedge from the front boundary to improve driver visibility. This would be replaced further into the site, and no mature trees would be affected. A condition is recommended to require full details and implementation of a landscape scheme.*

The above policies are consistent with the **NPPF** which also sets a presumption in favour of sustainable development unless any adverse impact would significantly outweigh the benefits of the proposal. In this case, no such impact exists.

Conclusion

Widening of the access would allow a vehicle to enter the site when one is leaving, which is not presently the case. On exit, driver visibility to the right is presently very restricted by the front boundary wall. This would be rectified by the application proposal. Overall, therefore, highway safety would be improved, and the Highway Authority is content with that arrangement.

The small group of dwellings at the urban edge affords a secluded residential environment, and its existing residents are concerned about possibly detrimental changes. The benefits of the development should be considered with these changes.

The overly large dwelling would be converted to two 3-bedroom houses brought up to current standards of energy efficiency, and making more efficient use of land by a modest increase in density. Significant harm to neighbours would be avoided, although the need to replace some presently mature landscaping would have a 'grow-back' period of impact. Mature trees on the site would not be affected and proper rebuilding of the wall at the lower level would be controlled by a condition.

The recommendation is made on that basis.

Recommendation:

That planning permission be granted subject to the following conditions.

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application details and the drawings listed above.
3. Before the building is first occupied as two dwellings (as granted by this permission) and as shown on submitted drawing number 00/1/05 received 2 August 2012: (a) the site access shall be widened, and, (b) the front boundary wall to the south of the access and a two metre wide strip of land along the site boundary inside that wall shall be reduced in height. Thereafter, the two metre wide strip shall be kept free of any building, wall, fence, hedge, tree, shrub or other device likely (in the opinion of the Local Planning Authority) to obstruct visibility from the site access.
4. Not later than six months after the first occupation of the building as two dwellings (as granted by this permission) the frontage of the site between the site access and the highway shall be treated in accordance with a scheme of landscaping and wall re-construction, having the prior written approval of the Local Planning Authority.

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 that the development remains in accordance with the development plan.
3. In the interests of highway safety.
4. In the interests of visual amenity of neighbouring residents and the streetscene generally, in accordance with Policies GP1, H3 and E6 of the Burnley Local Plan Second Review.

AR
10.8.2012