

Application Recommended for Delegation

Rosehill with Burnley Wood Ward

APP/2008/0195

Outline Planning Application

Proposal to demolish existing bungalow and erect 2no. detached dwellings including details of access (all other matters reserved for future approval)

84 ROSEHILL ROAD, BURNLEY

Background:

This is an outline application with details of access only. The other details i.e. layout, scale, appearance and landscaping would be submitted as a reserved matters application at a later date.

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

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H1 - Land for new housing development

H14 - Gardens and backland development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

Site History:

TP3979 – erection of domestic garage and household store – approved

TP4074 – erection of bungalow – c/c

Consultation Responses:

Environmental Health – Have no comments to make.

Highway Authority – Have no objections to the principle of the application; however, it would be beneficial to have the proposed new vehicular access further away from the private access road leading to 'Wayside' in order to avoid any potential conflict. To this end would therefore like to see the new access way placed more centrally to the site plot.

Neighbouring resident – object to the proposals for the following reasons;

- a) The close proximity (1.5m) of the gable wall to their boundary. The current dwelling on the site is 5m away from the boundary and has a double hip roof. The proposal would cause a loss of light to their property and impact on their plans to utilize solar energy.

- b) The foul sewer from their property runs through the development site and one of the dwellings is proposed on top of it (*this is a private matter and not a planning consideration*).
- c) The current property is built in brownish facing brick. Other properties on this side of the road are also built in this. Feel that re-constituted buff stone would not be in keeping with this area of Rosehill Road.

Planning and Environmental Considerations:

The proposal involves the demolition of the existing bungalow and the building of two new dwellings on the site. The application is in outline with details of access only.

The main considerations are the principle of building two houses on the site and the access.

In principle the building of two dwellings on the site is acceptable. The site is within the Urban Boundary and is large enough for two dwellings; dependant on their siting and design.



existing bungalow on the site



adjacent property / existing bungalow



rear of existing bungalow

It is possible to locate two dwellings on the site and achieve satisfactory standards of privacy and outlook, however the siting and design are reserved for subsequent approval and are not being assessed at the present time, neither are materials.

The Highway Authority have said it would be beneficial to have the proposed new vehicular access further away from the private access road to the right hand side of

the site in order to avoid any potential conflict. They would therefore like to see the new vehicular crossing placed more centrally to the site plot.

Recommendation: That the Head of Planning and Environment be delegated to approve the application providing the applicants amend the access in line with the Highway Authority comments, and subject to the following conditions;

1. Approval of the details of the layout, scale and appearance of the buildings, the landscaping of the site (the reserved matters) shall be obtained from the local planning authority in writing before any development starts.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved..

Reasons:

- 1/4. Imposed pursuant to Section 92 of the Town and Country Planning Act 1990. The application is in outline only and does not contain complete details of the proposed development.

LAB
27/02/2008