

Application Recommended for Delegation
Hapton with Park Ward

APP/2008/0160

Full Planning Application

Proposed demolition of existing garage / storage unit and the erection of 1no. detached 4 bedroom dwelling with a detached double garage
9 WORDSWORTH STREET, HAPTON

Background:

The existing garage/storage unit is presently used for the storage of private ambulances.

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

GP3 - Design and Quality

H1 - Land for new housing development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

H14 – Gardens and backland development

Site History:

05/0195 – land rear of 7 Wordsworth Street – erection of one detached bungalow including details of siting and means of access (all other matters reserved for future approval) - refused

Consultation Responses:

Neighbours – (1 Dell Lane) – Have some concerns about the height of the garage; i.e. that it could be converted to accommodation in the future and affect their privacy. Also concerned that the amount of heavy traffic needed to complete the project will cause excessive damage to the road surface. Have no objections to the main build.

Parish Council – object to the application on the grounds that it is not visually in keeping with the existing properties, materials used, and size.
Also have concerns that it may be used as a care home and not as a private dwelling. Also concerned with the access to the site, that it is not suitable for the increase in traffic.

Environmental Health – The site is sited in close proximity to a historical landfill site, which has recently recorded the presence of significant concentrations of landfill gas. The site has also been identified as a site of potential concern in relation to potential

land contamination. A desk study should be done, prior to development taking place, identifying all potential historical contaminative processes and sources and addressing all risk by redevelopment in a conceptual site model.

Environment Agency

Recommend a condition is attached in respect of ground contamination.

Highway Authority – The proposal does not allow for vehicle turning facilities and would result in vehicles having to reverse along the narrow track section of dell lane before being able to turn around to the side of Wordsworth Street. This would be unacceptable from a highway point of view.

However, there appears to be ample land available to provide a turning head for the garage area, whilst retaining some garden and patio space.

As the application stands, would object on highway safety issues. Should a turning facility be provided, would have no further objection to the proposals.

Planning and Environmental Considerations:

The proposal involves the demolition of the existing building on the site and the erection of a detached dwelling with a detached garage in its place.

The main considerations are whether the principle of building a new dwelling on the site is acceptable, if it is, then whether the design/materials, siting, privacy/outlook and access/parking are acceptable.



site of existing garage adjacent to houses



rear compound



footpath between site and bungalow



front looking towards bungalow

The site is within a residential area and at present has a large garage on the land with a compound to the rear and is used for the storage of private ambulances.

Accommodation proposed

The proposed dwelling has accommodation on three floors at the front and has split level floors at the rear. Accommodation consists of a lounge, kitchen, utility room, dining room and large hallway on the ground floor, three bedrooms (two with en-suite bathrooms) a family bathroom on the 1st floor and a large bedroom with en-suite on the 2nd floor.

Privacy/outlook

There are windows proposed in the front, rear and both side elevations. There are no windows in the gable elevation of no. 7 Wordsworth Street. The elevation adjacent to no.7 Wordsworth Street has bathroom and kitchen windows but no habitable room windows. The elevation facing no 15 Wordsworth Street has hallway and stairs windows only. There are no dwellings directly to the rear, however there is a small balcony proposed at the rear at 2nd floor level which could be used to gain access to a flat roof affecting privacy for residents at either side, so the applicant has been asked to remove it.

The bungalow (no.15 Wordsworth Street) to the other side of the property has a window on the elevation facing the site (bathroom window – not classed as a habitable room) and a conservatory to the rear (which is not a habitable room).

The proposed dwelling complies with the 45-degree rule (outlook and daylight criteria with regard to neighbours habitable room windows).

Design/materials

The proposed house is on three levels with split-levels at the rear i.e. 3-storeys at the front and 2-storeys at the rear (the 2-storeys at the rear being at different levels to the 3-storeys at the front). The drawings show the house at the same height as the adjacent terrace. The proposed materials are natural stone at the front (with stone heads/cills and quoins), a combination of natural stone and render at the rear and render on the gable elevations. Grey slate is proposed for the roof.

The adjacent terraced row is 2-storey with rendered elevations and a blue slate roof. There are artificial stone bungalow on the opposite side of the road with concrete roof tiles and artificial stone/render bungalows also with concrete roof tiles to the other side of the proposal. There are no other 3-storey properties in the immediate vicinity. There are however, a mixture of house types in the area, some bungalows and some 2-storey properties.

Parking/access

Parking is proposed at the front and rear. Access to the proposed garage is at the rear off Dell Lane. This is an existing access point to the compound. The applicant has amended the layout of the rear garden area to include a turning area as requested by the highway authority. Parking and access are now considered to be acceptable.

Conclusion

I did have some concerns about a 3-storey dwelling on the site and whether it would be incongruent with the adjacent properties. However, on balance, as there are a mixture of house types in the area, I consider the 3-storey dwelling to be acceptable.

Recommendation That the Head of Planning and Environment be delegated to approve the application subject to the removal of the Juliet balcony at 2nd floor level on the rear elevation and 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 precise details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.
3. No development shall be commenced unless and until three copies of a site investigation report (the Report) has been submitted to and approved in writing by the Local Planning Authority. The investigation shall address the nature, degree and distribution of ground contamination and ground gases on site and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of ground conditions on the health and safety of site workers, on nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The investigation shall where appropriate include a risk assessment and an options appraisal including the remedial strategy.

The proposed risk assessment, including the sampling and analytical strategy shall be approved in writing by the Local Planning Authority prior to the start of the site investigation survey.

The development shall be carried out in accordance with the approved Report including its risk assessment, options appraisal and recommendations for implementation of the remedial strategy.

Prior to discharge of the Contaminated Land Condition, a Site Completion Report shall be submitted to the Local Planning Authority for approval. The Site Completion Report shall validate that all works were completed in accordance with those agreed by 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 secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity.
3. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.