

Appendix – Minute No. 78

**PLANNING APPLICATIONS APPROVED**

**APP/2012/0311**                      **Full Planning Application**  
**Lanehead Ward**  
**Erection of two/three storey extension to rear of dwelling to**  
**provide bedroom, sitting room and playroom**  
**110 MARSDEN ROAD, BURNLEY**

**Reason for Decision:**                      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
- H13 - Extensions and conversion of existing single dwellings

**Decision:**                                      That planning permission be granted subject to the conditions set out in the main report.

- 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 drawings listed above.

- 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. For the avoidance of doubt and to ensure that the development remains in accordance with the development plan.

**APP/2012/0187**                      **Full Planning Application**  
**Hapton with Park**  
**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**

THURSDAY, 23<sup>rd</sup> AUGUST 2012

**Reason for Decision:**

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

**Decision:**

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): (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 in accordance with the details shown on the drawing number 00/1/05 received 2 August 2012. 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.

DEVELOPMENT CONTROL COMMITTEE

THURSDAY, 23<sup>rd</sup> AUGUST 2012

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.