

## **Application Recommended for Delegation**

**APP/2008/0238**

Cliviger with Worsthorne Ward

Full Planning Application

Proposed demolition of public house and erect 4no. town houses with parking  
GORDON LENNOX ARMS 44 BURNLEY ROAD CLIVIGER

### **Background:**

The proposal is to demolish the Gordon Lennox public house, which has been vacant for several months, and to erect dwellings on the site.

The current scheme indicates a three storey terrace of four town houses, with a car parking area for 6 cars access directly off Burnley Road and a small garden for each property at the rear.

The design of the buildings are the subject of negotiation with the applicant and amended plans likely to be submitted.

Objections have been received.



Front elevation of the Gordon Lennox Arms from Burnley Road

### **Summary of Reason for Recommendation:**

With suitable amendments, the development could satisfy the policies of the Development Plan, in particular the policies listed below.

### **Relevant Policies:**

Burnley Local Plan Second Review

E15 - Locally important buildings, features and artefacts

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt  
GP2 - Development in the Rural Areas  
H1 - Land for new housing development  
H2 - The sequential release of further housing land for development  
H3 - Quality and design in new housing development  
H4 - Providing a choice of housing in new development  
TM15 - Car parking standards

**Site History:**

86/0732 – signage - granted

**Consultation Responses:**

Lancashire County Council (Highways) – No objections in principle. A turning head should be provided to allow vehicles to enter and leave in forward gear; the boundary wall should not exceed 1 metre in height; car park to be surfaced; existing footway and kerb to be reinstated.

Environmental Health – No objections

Cliviger Parish Council - Support residential development in principle. Concerns about the measurements on the plan; object to three storey development; comment on drainage problems in the area; inadequate car parking; stoneworks should be in keeping and comments on concerns about impact on highway when demolition taking place.

Burnley Civic Trust – This is an historic public house with an historic name, built of natural millstone and with nice proportioned windows. It would be detrimental to demolish it and replace it with four town houses. New building of standard design with inadequate parking. A conversion of the existing building would be better.

Six letters from residents covering the following objections:

- There will be serious parking, obstruction and highway safety problems
- The three storey development is not in keeping with the existing buildings in the area.
- Inconvenience and nuisance likely to be caused when demolition takes place.
- The existing building is a local landmark and important historic building
- The new buildings are not in keeping with the character of the rural area.
- Existing services – schools and drainage are not able to accommodate the development.
- There will be loss of privacy

**Planning and Environmental Considerations:**

The main issues relate to the principle of residential development in this location; the loss of the existing building; highway safety and car parking; residential amenity and design and appearance in the street scene.

### Principle of residential development

The site is outside the Urban Boundary but within the named settlement of Walk Mill, Cliviger.

The main issues for consideration relate to the principle of housing on the site, having regard to housing land supply; sustainability; the loss of existing employment use; layout and design issues; impact on neighbouring residents; and car parking.

### Principle of Residential Development

**Policy H1** of the Local Plan sets out that the Council will monitor housing developments in line with the Structure Plan, which identifies the numbers of houses to be built in each district, in order to manage the allocation of housing land to help to stimulate regeneration of the inner urban areas. At the present time, taking into account existing planning permissions and current schemes which have been accepted in principle, the borough is in a position where there is some capacity to allow further residential development, in appropriate locations.

The relevant policy relating to development in the rural area, **Policy GP2** allows for the development of infill sites within named rural settlements. The site is brownfield land within the named settlement of Walk Mill, Cliviger. In principle, therefore, the residential development of the site is acceptable in this location.

### Loss of the existing building

The building is not listed or in a Conservation Area and there are no restrictions to prevent its demolition, but it is recognised that it is a building which makes a positive contribution to the traditional character of the settlement. **Policy E15** of the Local Plan seeks to resist development proposals which devalue the overall quality of the environment and identity of Burnley. It encourages developers to consider relocating features of importance where the merits of a particular development outweigh the benefits of retention of the building. The applicant has investigated the potential for the conversion of the building, but discounted this on grounds that it would not be viable. The building is not of such significance and importance to justify refusal of a suitable redevelopment proposal, but as part of the application, the applicant will be encouraged to investigate whether there are interesting features which may be incorporated into the new development.



### *Layout and Design issues*

**Policy H3** of the Local Plan allows for new housing where the design, layout, scale, etc fit with the character of the area; where the development provides for a range of house types and designs to promote mixed communities and contribute to an attractive and varied environment; where it protects the amenities of neighbouring properties; and provides for adequate private garden space, landscaping and car parking.



Proposed front elevation to Burnley Road.

The buildings in the area are predominantly residential, mainly comprising stone terraced cottages. The site is of a small scale and it would not be practical to provide a mix of house types. The principle of a terrace of properties would be acceptable in this location. The proposed siting is acceptable, shown set forward on the plot, close to the highway edge allowing for a small forecourt to reflect the small front gardens of the adjacent terrace. The materials proposed are stone to the front elevation with render on secondary elevations. It would be preferable to include stonework to the side elevation which would be more visible from the highway and materials are subject of discussion with the applicant. The main concerns relate to the design and scale of the terrace. Three storey properties are not in keeping with the surrounding properties and have the appearance of town houses of more urban form. The applicant is reconsidering the scale and design to be more in keeping with the rural character of the area and amended plans will be submitted.

### *Car Parking issues*

The highway authority are satisfied with the level of car parking and raise no highway objections subject to minor amendments to allow vehicles to enter and leave the site in forward gear.

### *Residential Amenity*

Privacy and outlook of neighbouring residents should not be significantly affected, providing consideration is given to the positioning of balconies at the rear, in the proposed amended scheme. As the balconies are shown they may compromise privacy of the adjacent dwellings.

Noise and disturbance during construction will be relatively short term and the hours of working can be controlled by an appropriate condition.

The development would not be of a sufficient scale to have a significant impact on educational facilities or drainage.

On the whole, the proposal would be acceptable and in line with the policies of the Local Plan, providing concerns relating to the design, materials and scale of the dwellings are addressed; the highway comments are incorporated into the layout and consideration is given to incorporating features of the existing building into the development.

**Recommendation:**

That the Head of Planning and Environmental Services be delegated to grant planning permission for the development providing issues relating to the design and layout are satisfactorily addressed, subject to appropriate conditions in line with Local Plan policies.

CMR