

Full Planning Application

Proposed 6no. 3 storey semi-detached dwellings with attached garages and driveways

LAND ADJACENT 20 LITTLE TOMS LANE BURNLEY

Background:

The proposal is for the erection of 6 dwellings. 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

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

TM15 - Car parking standards

Site History:

App/2003/0013 – Proposed erection of 6 semi-detached dwellings: Granted

Consultation Responses:

1. Highway Authority – no objections
2. 3 letters of objection from neighbours on the following grounds
 - (a) Will affect views
 - (b) Will use the only area of green space left
 - (c) Will affect parking in area
3. Environmental Health – no comments

Planning and Environmental Considerations:

The application is the re-submission of a application that was approved in 2003. Foundations were started recently on the previous permission and therefore there remains an extant permission for 6 dwellings on the site.

The applicant is proposing significant changes to the design of the dwellings, which has resulted in the submission of this present application.

The changes include three storey dwellings in place of two storey dwellings. (The height will be increased by 1 metre from the approved design). The present proposal also includes the stepping down of the rooflines to reflect the topography of the site.

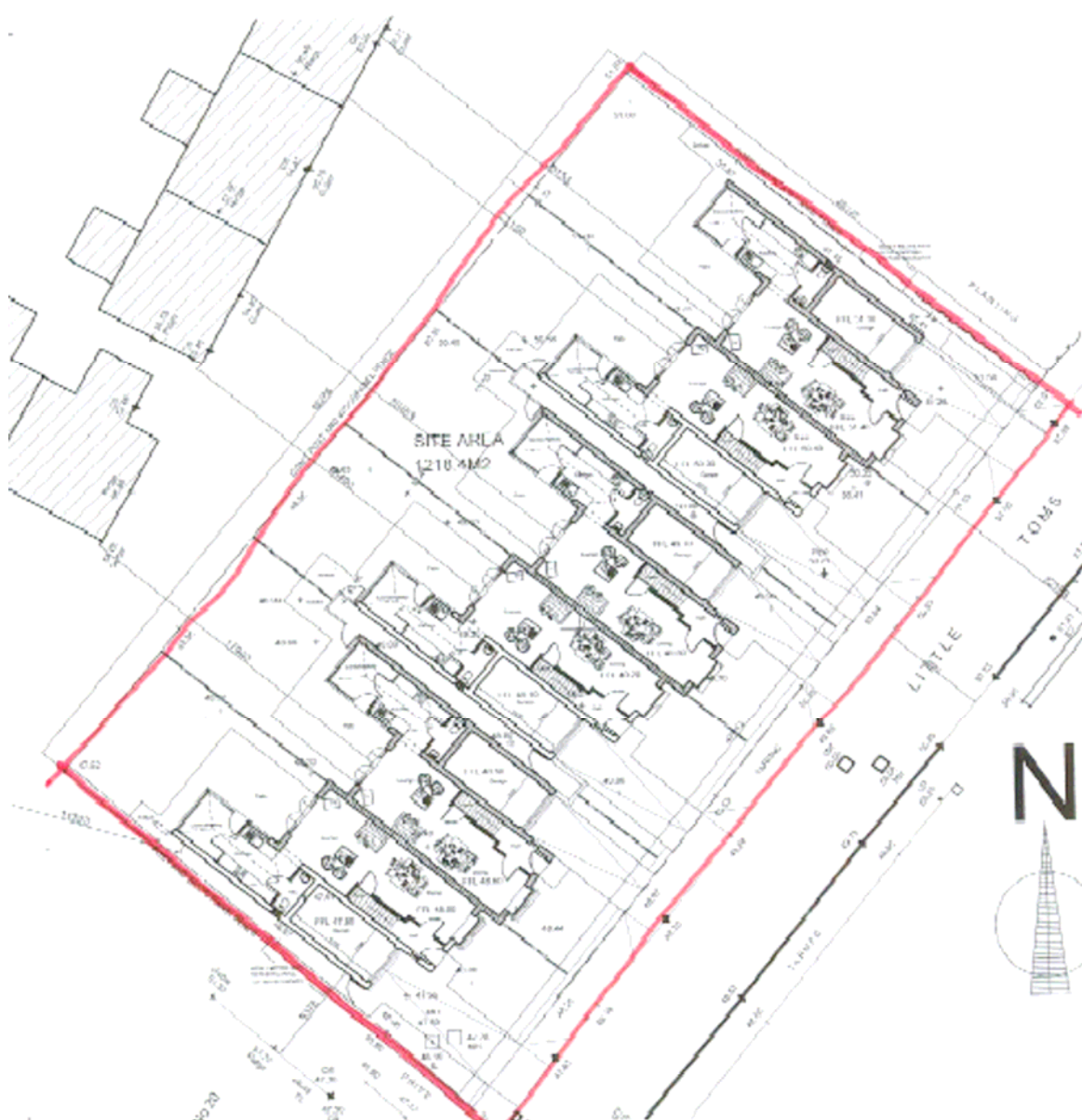
The design of the dwellings is not traditional, nor is the surrounding area, of traditional character



The proposed design is acceptable in this location.

The proposal satisfies the privacy and outlook standards and the proposed materials are artificial stone for the walling materials and dark grey concrete tile for the roofing materials, which are both acceptable, although more precise details will be required prior to construction commencing.

The development provides one parking space on a driveway and one parking space within a garage which is acceptable and in accordance with car parking standards.



Any loss of view is not a material planning consideration

The development is in accordance with Local Plan Policies

Recommendation: That planning permission be granted 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 walling and roofing materials have been submitted to and approved in writing 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.

CRP