

Application Recommended for Approval
Lanehead Ward

APP/2010/0267

Full Planning Application
Proposed single storey extension to side
LITTLE PEOPLE DAY NURSERY ELDWICK STREET BURNLEY

Background:

The application site is the 'Little People Day Nursery' on Eldwick Street, also facing Briercliffe Road. It is surrounded by residential properties and a church next door.

The proposal is to erect a single storey side extension to accommodate an additional indoor play area for 26 children (3-5 year olds). The main outdoor playground would be facing Briercliffe Road. This piece of land has recently been purchased from the Council to facilitate expansion and cater for the increase in number of children. This proposal was approved under application APP/2009/0342.

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 & Quality

EW4 – Expansion and Improvement of Existing Business

Site History:

09/0342 – Change of Use of land to extend play area (granted)

Consultation Responses:

Highways (Lancashire County Council) Burnley – Raises no objections to the proposal.

Resident objects on the following grounds:-

- Extension would be detrimental to the aesthetic environment of the area, as a green has already been lost.
- Extension would infringe on 36 Eldwick Street and create a 'closed in' feeling.

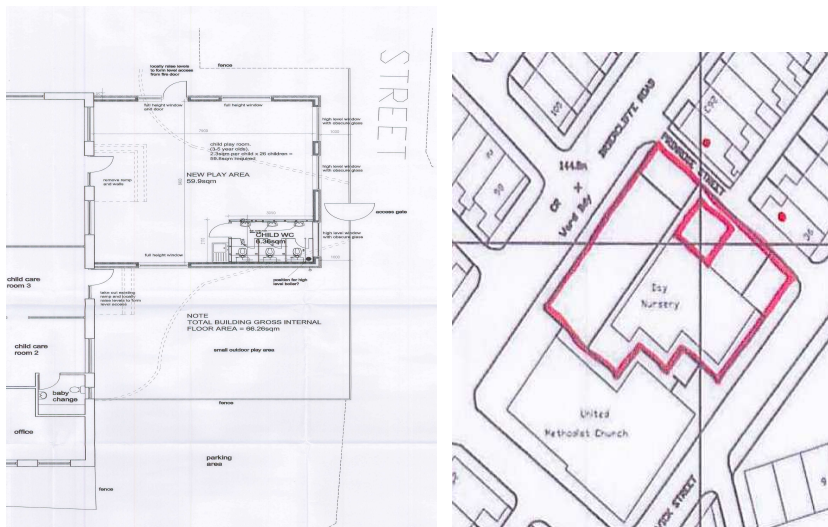
The objection letter also highlights some traffic concerns, but these considerations are a matter for the Highway Authority to investigate and take the appropriate action if needed.

Planning and Environmental Considerations:

The application site is within the Urban Boundary where development is expected to be located, in line with **Policy GP1**.

Policy GP3 – *Development will be permitted which would make a positive contribution to that distinctive character and be of good design and quality:*

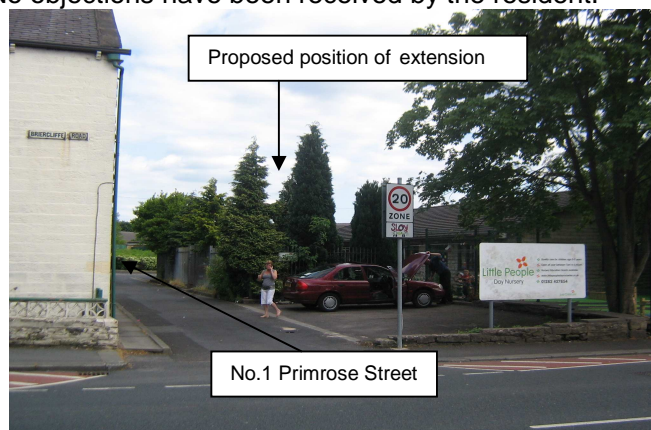
The proposed extension would measure 8.1m in length and have a width of 9m. It would have a pitched roof measuring 4.9m to the ridge and 2.5m to the eaves. The proposed materials to construct the extension would be artificial stone for walls, concrete roof tiles and brown upvc double glazed windows/doors - with artificial stone cills and lintols. These materials match the existing building and would be kept in keeping with the design and character.



The proposed extension would have three sets of small windows at eaves level height which would be obscurely glazed. These windows would face the back street of Briercliffe Road/Eldwick Street. A full height door and two windows are proposed to the elevation facing Briercliffe Road. A full height window would also be installed in the elevation facing Eldwick Street.

The proposed extension would receive plenty of daylight and is located in the best possible position in terms of design principles. There are a number of trees in position around the area of the playground at the moment, some which may be removed if affected by the proposed extension. If the trees are to be removed the applicant has stated they may be relocated elsewhere within the site. Majority of these trees are Leylandii, if removed it would not affect the wider area.

The proposed extension would be visible to No.1 Primrose Street, as the main entrance to the property faces the Nursery. Directly opposite the main entrance is a small parking area for a few cars which is surrounding by high level trees. This camouflages the proposed extension and would not adversely affect light, outlook or any privacy. It would be no different to the existing situation. No objections have been received by the resident.

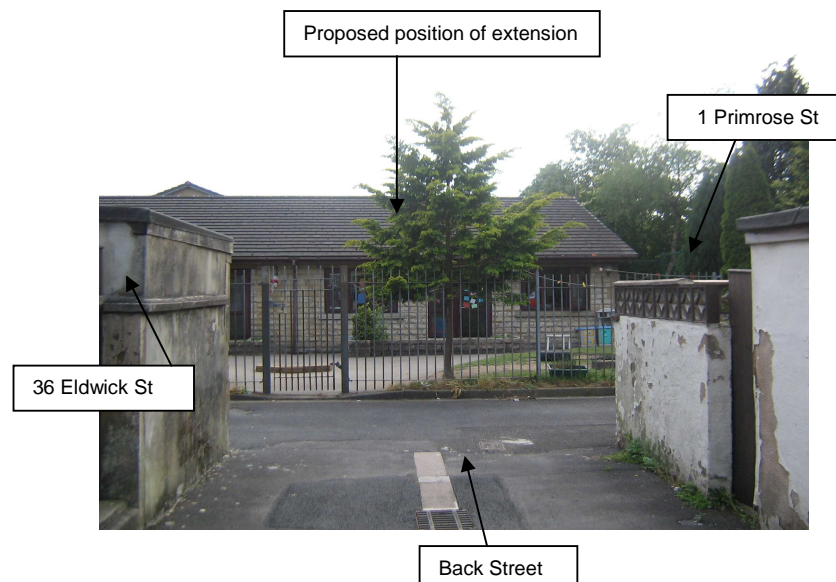


The other adjacent property to the proposal is 36 Eldwick Street. This has two single sized windows serving the gable elevation (g/f & f/f), through which the extension can only be viewed at an angle. The rear f/f window is approx at an 8m distance from the nearest elevation to the extension. Although the majority of the extension would be clearly visible due to the nature of the angle, considering the distance, position and screening of trees, this would not have an adverse affect on the relationship with the surrounding properties.

The proposed extension would not block any daylight or outlook to the windows of 36 Eldwick Street, due to the number of trees surrounding the boundary of the proposed location.

Assessing the orientation of the location of the proposal and distance of the nearest properties, it would not infringe on these properties or create an enclosed environment. Movement to, within and around the development remains unaffected and has no adverse impact on the adjacent highway.

The development would overlook the back street of Eldwick St & Briercliffe Road, however this does not have a detrimental impact to the street scene or harm pedestrian safety.



Policy EW4

The proposal aims to improve the local facility and support an existing business during its expansion phase. The Council will seek to support this growth providing it complies with local plan policies. The proposal does not harm the amenity of the nearby occupiers, or harm the character, appearance, environment of the surrounding area and is therefore in accordance with this policy.

Recommendation: That planning be granted subject to the following condition and standard notes.

The development must be begun within three years of the date of this decision.

Reason:

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.