

Application Recommended for Approval
Briercliffe Ward

APP/2009/0622

Full Planning Application

Proposed continuation of use of former kennel building for use ancillary to the main residential use of the dwellinghouse, including office to facilitate working from home and domestic storage

MONK HALL MONK LANE OFF TODMORDEN ROAD BURNLEY

Background:

Monk Hall is a Grade II Listed Building, formerly used in connection with a Boarding Kennel business, which ceased several years ago. It has since been in use as a private dwelling and the site has been cleared of most of the old kennel buildings and runs.

Part of the remaining building, a former kennel, has been renovated to form an office, with the rest of the building being in use for domestic storage.



View from Lane

The application is not for the operational use of this site for business purposes. It is to allow the applicant to run his business from home, with the business operating elsewhere.

Objections have been received. Employees of the applicant's company were used to carry out the renovation work on the building which led to complaints from neighbours that Monk Hall was actually the operating centre for the business because several of the company vehicles were parked at the property whilst the work was underway.

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

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt

GP2 - Development in the Rural Areas

GP3 - Design and Quality

TM15 – Car parking standards

E10 – Alterations, extensions, change of use and development affecting listed buildings

Site History:

12/80/0129 – Extension to cattery, provision for boarding dogs and quarantine and isolation units – planning permission granted

12/82/0229 – Retention of kennel buildings – planning permission granted

Consultation Responses:

1. Lancashire County Council (Highways) – raise no objections to the proposal
2. Two neighbouring residents object to the application on the following grounds:
 - Local plan policies are intended to protect the rural area from unsuitable business activities. The business involves 4 large vans, a trailer, 2 4x4 vehicles
 - There are more suitable business units available in the area which should be utilised to prevent an adverse impact on the character of this rural area.
 - There has been disturbance, loss of privacy, disruptive noise and nuisance while the excavation and building works have been ongoing.
 - There is an adverse impact on the setting of the Listed Building.
 - The development has a materially greater impact on the rural environment than the previous kennels.
 - Increase in traffic is causing damage to the road surface
 - Business is likely to grow in the future
 - Inadequate provision for foul and surface water supply is made
 - Adverse impact on the rural landscape by the creation of hardcore access, the office and services, increase in travel by cars, vans and wagons.
 - Development not appropriate in a rural area and is contrary to Local Plan policies.

Planning and Environmental Considerations:

The main issues relate to the principle of allowing the conversion of the building to uses ancillary to the dwellinghouse; the impact of the changes on the character of the rural area and the adjacent Listed Building; and the impact on the amenities of the neighbouring occupiers.

Conversion of the building

The building has been converted to form an outbuilding to the dwelling at Monk Hall. It is sited on land within the ownership of Monk Hall, with the land between the dwelling and the outbuilding being laid out as a garden. Part of the building is used to store garden equipment and general household storage. The remainder is in use as an office.

The applicant wishes to continue to use the office in connection with his business which involves the laying of fibre-optic cables on sites within the UK. The office is to allow the applicant and family members living at Monk Hall to run the business using the internet and telephone. No other members of staff are employed at Monk Hall and there are no deliveries or storage of goods or vehicles in connection with the business, apart from the applicant's own company van.

Employees working on cable installations receive work instructions direct by telephone or e-mail and go directly to site from home, without visiting the office. The company has a unit on Rough Hey Industrial Estate in Preston. Materials are delivered straight to site.

On this basis, the use would remain ancillary to the residential use of Monk Hall and is acceptable. A condition limiting the use of the outbuilding so that it remained ancillary could be imposed to prevent the establishment of a business operation which would be incompatible with the rural area.

Character and Appearance of the Rural Area and the Listed Building

The application building is the only remaining former kennel building on the land. It is a flat roof building of no special character. It was formerly a rendered building with attached runs for the dogs. The runs have been removed and the building has been clad in timber. The area in front of the building has been cleared and hardcore laid to form a parking area.

Overall the changes improve the appearance of the site and the setting of the Listed Building. The timber building will weather in to be more in keeping with the rural landscape than the rendered kennel. The site is already screened from the lane by shrubs and the applicant proposes to supplement the planting to further soften the building and parking area when viewed from the lane. If the details are not submitted before the date of Committee, a condition can be imposed requiring a scheme to be submitted.



Converted kennel building viewed from lane

Residential Amenity

On the basis that the use would remain ancillary to the main residential use of Monk Hall, the amenity of residents would not be affected by the proposal. An escalation of the business use which changed the character of the building and use of the site, would require a further application, which is not likely to be granted in this location.

Recommendation: That planning permission be granted subject to the following conditions:

1. Any use of the building for business purposes shall be limited to that which is ancillary to the main residential use of Monk Hall. No staff other than those living at Monk Hall shall be employed in the building and no deliveries or storage of goods or materials, or staff meetings shall take place in connection with the business use.
2. Details of the landscape works on the south west boundary of the site shall be submitted to and approved in writing by the local planning authority within one month of this approval. The works as approved shall be carried out as approved within the next planting season following approval of the application or as otherwise in a programme to be approved in writing by the local planning authority. Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.

Reasons:

1. To ensure that the scale of the business operation is limited to that ancillary to the residential use of the site, having regard to the policies GP2 and E27 of the Burnley Local Plan Second Review.
2. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings having regard to Policy GP2 of the Burnley Local Plan Second Review.