

Supporting Information: Planning Statement

Householder Planning Application for extensions and alterations to existing dwelling

Location: 230 Red Lees Road, Cliviger, Burnley BB10 4RF

Proposal: Householder Planning Application

Submitted: Nov 2021



The proposal site is situated with the South West of the Borough of Burnley between the village of Cliviger and the outskirts of Burnley. The site sites in a small hamlet consisting of several residential dwellings and a commercial farm.

The existing dwelling consists of a Natural Stone building, forming the main living quarters, with 2 unsympathetic additions to the West and South consisting of a kitchen and a double garage.

2. Proposal

[illegible]

3. Materials

Refer to submitted drawings, however:

Walls – Natural Stone to best Match existing, reclaimed

Roof – Weathered Natural stone slate

Windows – Aluminium in Anthracite Grey (all other windows will be sprayed to match

Rainwater Goods – Black Aluminium

4. Scale

There have been 2 notable previous planning applications.

Ref: APP/2011/0319). This was refused due to its size, materials and relationship

A Re-submission of this application was made Ref: APP/2011/0509, and was granted permission. It was felt that 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.

Application Ref: HOU2020/0107 – Refused 16th December 2020

Reasons:

The Council gives notice under the Town and Country Planning Act 1990 (as amended) that Planning Permission has been Refused for the carrying out of the development referred to in Part 1 above for the following reason: The proposed extension due to its scale, massing and design would have an unacceptable impact on the character and appearance of the host property. It would conflict with Policy HS5 of Burnley's Local Plan (July 2018) where it requires extensions to be subordinate to the original building, to allow the form of the original to be clearly understood, and where it requires design to respect architectural characteristics, scale, detailing and setting.

Through revised designs and internal alterations this proposal reduced the bulk and has no central link from the existing to the proposed at first floor level. The proposal is very similar to the approved scheme Ref: APP/2011/0509

5. Highways/Parking

There are no Public Rights of Way on the site.

There would be no change in parking and there is ample space for 3 cars which would accord with parking standards for a 4-bedroom dwelling.

The development would not threaten highway safety through the obstruction of road users and pedestrians.

6. Amenity – Neighbour, Visual

There would be no change to existing amenity space.
No Neighbouring properties will be adversely affected.

The site is quite visible from Red Lees Road however the site is bounded by mature trees, which would provide tree screening which would reduce its impact on the existing landscape. The immediate area has existing individual properties set with large gardens all spaced along the edge of Red Lees Road, with the farm to the North having lots of buildings of varying size and character and materials. The local buildings consist of Natural Stone of varying types and coursing.

7. Utilities / Drainage Plan

The extension would utilise the existing services and utilities on site therefore there would be no need to create new drainage access points on the main highway.

8. Relevant Planning Policy

This application should be assessed using the following documents:

Burnley Borough Council Local Plan Adopted 2018

Policy: HS5 – House Extensions and Alterations

Policy SP5 – Development Quality and Sustainability

Policy HE3 – Non-Designated Heritage Assets

Policy NE3 – Landscape Character

Policy IC3 – Parking Standards

HS5 states:

House Extensions and Alterations

5.1.44 Whilst many alterations and extensions to houses do not require planning consent, it is important that where they do they: respect the character and integrity of the original building and the street scene in terms of their height, width, depth, building line, footprint, materials; retain useable amenity space; and do not have an detrimental impact on the amenity reasonably expected to be enjoyed by adjoining residents or other users.

5.1.45 Whilst some alterations and extensions can cause harm, they also offer the potential to improve the quality and character of the property and the streetscape. High quality matching or complementary materials should be used for extensions, appropriately and sensitively in relation to the context. This approach would not preclude proposals that are innovative or contemporary where these are of exceptional design quality and where these are fully justified where necessary through the design and access statement which should address the treatment of the existing property and effect on the streetscape.

Policy HS5: House Extensions and Alterations

1) Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Council will permit extensions and modifications to existing residential properties where:

a) The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;

- b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
- c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);
- d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles; and
- e) The proposal does not lead to an unacceptable loss of useable private amenity space.

Policy SP5

2) Design and Layout

- a) Respect existing, or locally characteristic street layouts, scale and massing;
- b) Contribute positively to the public realm and avoiding unnecessary street clutter;
- c) Maximise the benefits of any waterfront locations, and at canalside locations optimising views and natural surveillance of the canal and opportunities for public access to it;
- d) Provide for new open space and landscaping which enhances and/or provides mitigation against loss of biodiversity and assists with the physical and visual integration of new development;
- e) Have respect for their townscape setting and where appropriate, landscape setting;
- f) Be orientated to make good use of daylight and solar gain;
- g) Ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking;
- h) Not result in unacceptable conditions for future users and occupiers of the development; and
- i) Provide adequate and carefully designed storage for bins and recycling containers. These should be located or designed in a way which is both convenient and safe for occupants and supports the quality of the street scene.

HE3 States:

Policy HE3: Non-Designated Heritage Assets

- 1) The Council will maintain a local list and will seek to help ensure the retention, good maintenance and continued use of non-designated heritage assets.
- 2) Where a non-designated heritage asset or its setting, including where identified through the planning process, is affected by development proposals (directly or indirectly) there will be a presumption in favour of its retention.
- 3) Proposals affecting non-designated heritage assets should relate appropriately in terms of siting, style, scale, massing, height and materials.
- 4) Development proposals affecting the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.
- 5) Where the loss of the whole or significant part of a non-designated heritage asset is determined to be acceptable, the applicant will be expected to secure recording to the appropriate level, the results of which should be deposited with the Council.

NE3 states:

Policy NE3: Landscape Character

1) The Council will expect development proposals to respect and where possible, enhance and restore landscape character, as appropriate to their nature and scale. Development proposals should ensure that:

- a) They relate well to local topography and built form and are of an appropriate scale, siting, layout, design, density and use of materials to minimise the impact on the landscape character of the site and its surroundings;**
- b) They are designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced and include provisions for the long term management and maintenance of any existing and proposed landscaping, woodlands and trees;**
- c) They avoid detrimental effects on or loss of features that make a significant contribution to the particular landscape character type, and where possible proposals should aim to conserve, enhance or restore important natural and historic landscape features such as farmsteads and barns, mills, ponds, lodges and bridges and protect historic field boundaries, including individual trees, stone walls and hedgerows that make a positive contribution to the character of the landscape type;**
- d) They maintain and extend tree cover, where practicable, through the retention of important trees, appropriate replacement of trees to be lost and new planting to support green infrastructure;**
- e) They incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations; and**
- f) They do not have an unacceptable visual impact on skylines, key views and roofscapes and undertake measures, such as landscaping, to reduce those impacts where appropriate.**

2) Planning applications should be supported by a landscaping scheme that responds to the above matters and includes new landscaping measures that positively integrate the development into the landscape character of the area.

3) Planning applications should be supported by a landscape analysis and management plan in appropriate cases. This should take account of, as a minimum, the Lancashire Landscape Strategy and information obtained from the Lancashire Historic Environment Record.

IC3 states:

Design

7) In operating these parking standards, the following considerations will also apply:

- a) Off and on-street parking provision should be carefully designed, safe and appropriate for the streetscene. Car parking provision that would have a significant adverse impact upon the character of an area will be resisted;**
- b) The Council will expect developers to have regard to the Manual for Streets¹³¹ when considering parking design; and all parking spaces, including garages, should be of an adequate size; and**
- c) Layouts and designs should wherever practicable accommodate the need of disabled road users.**

Appendix 9 also refers

9. Photographs









10. Conclusion

This proposal provides useable living space within an existing awkward building.

There would be no highways amenity issues

There would be no neighbour amenity issues

There would be limited visual amenity issues

The proposal accords with Burnley Borough Councils Local Plan Policies

We would urge Burnley Borough Council Development Control to approve this application.

