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PLANNING STATEMENT
258 Colne Road, Burnley, BB10 1DZ
Retrospective Change of Use and Rear Extension

1.0 Introduction

This Planning Statement has been prepared in support of a retrospective planning application for development at 258 Colne Road, Burnley. The application seeks consent for:

- The construction of a single-storey rear extension (completed in 2022), and
- The change of use of the first floor from ancillary commercial storage (Use Class E) to a self-contained residential flat (Use Class C3)

The works have been completed and this application seeks to regularise the development.

2.0 Site and Surroundings

The property forms part of a mid-terrace building within a well-established mixed-use area along Colne Road. The ground floor remains in active commercial use, with upper floors in the locality commonly in residential use. To the rear is a service lane which provides access for servicing and refuse storage, consistent with the wider terrace.

3.0 Description of Development

The development comprises the conversion of the first floor from storage space, previously ancillary to the ground floor shop (Use Class E), into a self-contained flat (Use Class C3). A rear extension was constructed to facilitate additional retail floorspace and provide a separate access to the residential unit.

The extension is modest in scale, finished in render, and incorporates a low-pitch rubber roof. No alterations have been made to the principal elevation. The newly created flat has a gross internal floor area of approximately 40.7 square metres.

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4.0 Principle of Development

The change of use from Use Class E (commercial) to Use Class C3 (residential) at first floor level is supported in principle. The proposal reflects a common and well-established pattern of development, where upper floors above shops are brought into residential use.

Furthermore, such a change of use is permitted under national permitted development rights, confirming the acceptability of the principle of residential use in this location.

The proposal therefore aligns with national objectives to make efficient use of existing buildings and support housing delivery in sustainable locations.

5.0 Planning Policy Context

The development has been assessed against the adopted **Burnley Local Plan (2019)** and the *Houses in Multiple Occupation and Small Flats Supplementary Planning Document (SPD)* (April 2022).

Paragraph 4.1.1 of the SPD supports the provision of small flats in appropriate locations where they contribute to housing choice and mixed communities, provided that unacceptable impacts are avoided.

6.0 Assessment Against Relevant Policy

Policy SP5 – Development Principles

The proposal accords with Policy SP5. The rear extension is appropriately scaled and located on a secondary elevation, ensuring no harm to the established street scene. The materials used are suitable for a rear addition and are not publicly prominent.

There is no unacceptable impact on neighbouring amenity. The works do not introduce overlooking, loss of light, or overbearing impacts, and the mixed-use arrangement reflects the prevailing character of the area.

Adequate refuse storage is provided via the rear service lane, consistent with the established arrangement along the rear, ensuring practicality without detriment to visual amenity.

The residential unit provides acceptable living conditions, with a clear and functional layout and independent access from the rear.

Policy HS4 – Housing Quality

The proposal complies with Policy HS4 by providing a suitable standard of residential accommodation.

The flat benefits from natural light to habitable rooms and a practical internal arrangement. Importantly, the unit has a gross internal area of 40.7m², which

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complies with the **Nationally Described Space Standards** for a one-person, one-bedroom dwelling. This confirms that the accommodation provides an appropriate level of internal space for future occupants.

Policy CC4 – Sustainable Drainage
The development is small in scale and does not increase flood risk. The design of the extension, including the use of a rubber roof covering, ensures appropriate surface water management. The proposal therefore complies with Policy CC4.

7.0 Other Material Considerations
The development represents the efficient reuse of previously underutilised upper floor space, contributing to housing supply in a sustainable and accessible location.
The retention and enhancement of the ground floor commercial use supports the vitality of the local centre, while the introduction of residential accommodation above contributes to a balanced and active streetscape.
The provision of separate rear access improves functionality and reflects good design practice in mixed-use buildings.

The application site at 258 Colne Road, Burnley is not located within an area identified as being at risk of flooding. According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 1, which is defined as land having a low probability of flooding (less than 1 in 1,000 annual probability of river or sea flooding). As such, the site is considered appropriate for residential development in accordance with national planning policy. The scale and nature of the development, being limited to a conversion and modest rear extension, will not increase flood risk on-site or elsewhere, and there are no known surface water or drainage issues associated with the property.

8.0 Conclusion
The retrospective development at 258 Colne Road is acceptable in principle and in detail. The change of use from Class E to Class C3 is supported by national permitted development rights, and the proposal complies with relevant local and national planning policies.
The development provides a well-designed residential unit of an appropriate size, maintains the character of the area, and does not give rise to any adverse impacts.

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Accordingly, the proposal represents a sustainable and policy-compliant form of development, and planning permission should be granted.