



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BARROWFORD AND WESTERN PARISHES AREA COMMITTEE

DATE: 10th MAY 2018

Report Author: Charlotte Pinch

Tel. No: 01282 661494

E-mail: charlotte.pinch@pendle.gov.uk

47 Carr Hall Road, Barrowford.

PURPOSE OF REPORT

As requested by the Committee with regard to the possibility of adding the site to the Problem Buildings list.

RECOMMENDATIONS

- (1) It is recommended that no further action is taken on the site given its general tidiness, obscured siting and plans for continued development works within the near future but that a report be brought back in three months on progress.

REASONS FOR RECOMMENDATIONS

- (1) Members are kept informed of any action taken on problem buildings.

Planning History

16/0381/HHO

Full: Erection of single storey basement to front elevation and erection of external staircase; glazed porch to ground floor to front and close existing vehicle access.

Approved with Conditions. 2016.

13/12/0524P

Full: Demolition of existing side extension and outbuildings, erection of two storey side and rear extension and garage/swimming pool enclosure and new driveway (Re-Submission).

Approved with Conditions. 2013.

13/12/0138P

Full: Demolition of existing side extension and outbuildings; erection of two storey extension to side and garage/swimming pool building.

Approved with Conditions. 2012.

13/92/0311P

Erect double garage.

Approved with Conditions. 1992.

Issues

The site is a three storey, residential property within a generous curtilage. It is located within the Green Belt, Open Countryside and the Carr Hall and Wheatley Lane Road Conservation Area.

The site is currently under construction (see photos below), implementing planning permission 16/0381/HHO. The walls, brickwork and roof of the extensions are predominantly complete, with the insertion of glazing being the next stage. Scaffolding is still in place and works to clear materials from the north eastern entrance to the site will commence in the next few weeks.

Delays in the construction have been sustained due to purchase of the adjoining property (No.45 Carr Hall Road), potential revisions to the main site access point and limited availability of contractors due to the poor weather over the winter.

Overall, the site appeared to be in good order, relatively tidy and no visible adverse waste issues. The site is scarcely visible from public vantage points, due to an existing high wall surrounding the curtilage.

Recommendation

It is recommended that no further action is taken on the site given its general tidiness, obscured siting and plans for continued development works within the near future.



IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.