

Colne & District Committee Update 6th August 2020

20/0276/HHO – Netherheys House, Barrowford Road, Colne

Further comments have been received from No. 20 concerned about the width of the extension and its proximity to the boundary. This property is located 1m from the boundary with Netherheys and has a ground floor secondary window and a first floor obscured bathroom window and a conservatory to the rear.

The ground floor window is set in front of the proposed existing and would not be affected and the first floor window serves a bathroom which is not a habitable room.

The conservatory to the rear is screened by an existing timber fence approximately 1.8m high which will screen the ground floor to an acceptable degree.

Amended plans have been received which address the outstanding issues in the report.

The first floor gable window has been omitted from the revised plans removing the need for any obscure glazing. Therefore condition 4 for the obscure glazing is no longer required.

The rooflights proposed to the rear single storey element have been removed improving the design and reducing the impact.

The gap between the boundary of no. 20 and the rear of the side extension has been set at 2m.

The recommendation to Approve with Condition 4 removed and amended plans Condition 2 as stated below:

1. The development permitted shall be begun before the expiration of three years from the date of the permission.

Reason: This condition is required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.

2. This permission shall relate to drawing numbers:

1:1250 location plan, existing 1:500 block plan, proposed 1:500 block plan, 5688-4, 5688-5, 5688-6, 5688-7, 5688-8, 5688-9, 5688-10, 5388-11, 5688-12 & 5688-13 received on the 5th August, 2020 version 2.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. The bi-folding doors, windows and door shall be set back from the external wall face of the wall by at least 75mm in depth.

Reason: To ensure a satisfactory appearance to the development.

5. All the rooflights to be installed shall be conservation type with a vertical mullion unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

6. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

7. The proposed development shall not be brought into use unless and until the parking area and driveway shown on plan 5688-4 have been constructed, surfaced, sealed in porous material, drained and marked out within the site in accordance with the approved plans. The parking spaces shall thereafter always remain unobstructed and available for parking purposes.

Reason: In the interest of amenity and to provide sufficient off-street parking on the site.