

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 31st March 2021

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD COMMITTEE 31st MARCH 2021

Application Ref: 20/0858/FUL

Proposal: Full: Erection of a single storey extension to the side of the property, raising the ridge height to form a second storey for habitable accommodation.

At: 4 Wheatcroft Avenue, Fence

On behalf of: Mr and Mrs Morning

Date Registered: 22.12.2020

Expiry Date: 05.04.2021

Case Officer: Charlotte Pinch

Site Description and Proposal

The application is to be decided at committee as it has received more than three objections.

The application site is a detached bungalow, with accommodation at ground floor level only. The property is within a residential area, surrounded by a mix of single storey and two storey dwellings. The property is located within the settlement boundary of Fence.

The proposed development was altered during the course of the application process, removing the large first floor rear facing flat roof dormer. As such, the proposal is now for a raise in the ridge height by 1.5m to provide first floor accommodation including three bedrooms, roof lights to the front and rear roof slope and a single storey side extension on the southern elevation. The proposed alterations would be constructed of stone, render and wooden cladding, with slate roof tiles and grey UPVC windows and doors.

Neighbours were re-consulted as a result of the change in submitted plans.

Relevant Planning History

None relevant.

Consultee Response

LCC Highways

Wheatcroft Avenue (U19580) is an adopted, urban, Cul-de sac, with a 20 mph speed limit. Providing the 2 parking spaces required by parking standards for this size of property can be provided within the curtilage of the property then there is no highway objection to the application.

Parking on the turning head is not acceptable for highway safety reasons.

Old Laund Booth Parish Council

The parish council has received a number of objections to the application and would ask that the application is looked at closely and their valid concerns are taken into consideration when a decision is made. We would also draw your attention to the choice of materials and if the application is successful, we would ask that only traditional materials which are sympathetic to the ethos of the village are used. Also, as noted by LCC highways, there is concern over lack of extra parking, considering the problems the village already faces.

Public Response

Four letters of objection were received from neighbouring occupiers on the original plans, to date no further neighbour comments have been received on the amended plans as a result of the re-consultation, their comments can be summarised as follows:

- Overlooking impacts to the rear of the property.
- Overbearing impacts as a result of the increase in ridge height and large rear dormer.
- Loss of trees on site.
- Blocking sunlight to neighbouring properties.
- Inadequate parking on plot for the increased size of the property.
- The design and materials are out of keeping with the property.
- Extensions such as this will set a precedent in the area.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Replacement Pendle Local Plan

Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Design

The Design Principles SPD states that the roof is an important element of a building's design and unsympathetic extensions can have a negative impact on the visual appearance of a dwelling house. Roof alterations should, therefore, be minor and sympathetic to the original design of the building.

Raising the ridge height of a dwelling must not have an adverse impact on the character and appearance of the building and the street scene. The proposed roof raise would result in an

increase of 1.5m above the current level, with the addition of roof lights on the front and rear roof slopes.

The property is a low single storey bungalow, it is set at a lower level than adjacent properties, particularly those to the north on Wheatcroft Avenue and to the rear (east) on Forester Drive. Moreover, Wheatcroft Avenue is characterised by a mixture of predominantly two storey dwellings, some chalet bungalows and single storey bungalows such as the application site. As such, an increase in the ridge height of the host dwelling by 1.5m would not be out of keeping in the immediate setting or the wider street scene. The pitched roof form is being retained, with no roof additions, keeping the bulk of the dwelling to a proportionate and acceptable level.

The single storey flat roof side extension would not be readily visible in the street scene, due to the heavy screening within the garden to the southern side of the property and the extensions low height.

The proposed scheme looks to use stone and render on the elevations, to match the existing dwelling, with some elements of wooden cladding and slate roof tiles. In addition, grey UPVC doors and windows are proposed which are acceptable.

As such, no objections are raised to the design and appearance of the proposal, in accordance with Policy ENV1.

Residential Amenity

The Design Principles SPD states that all extensions must adequately protect the privacy of neighbours and not have an overbearing impact. Windows should not inappropriately overlook adjacent properties.

Although regard should be had to existing street patterns and the existing interface distances between properties characteristic in the area, a minimum of 21m separation distance should be maintained between habitable room windows directly facing each other.

The ridge height of the existing bungalow is to be increased by 1.5m. The host dwelling is a detached property, with space about it within the plot. Moreover, it is set at a lower land level than many of the adjacent neighbouring properties, many of which are two storey in height or have roof additions. As such, the proposed raise in ridge height would not result in an unacceptable overbearing impact on neighbouring occupiers.

The first floor rear facing dormer window has been removed from the proposal due to concerns regarding overlooking to neighbouring occupiers. As such, only rooflights are now proposed on the front and rear roof slope, which taking into account their positioning, height and angle would not result in detrimental overlooking to neighbouring occupiers.

In addition, first floor gable windows are proposed on the north and south side elevation. The southern window would face into the host dwellings private garden, which is heavily vegetated. The northern window would face onto the highway of Wheatcroft Avenue, with the closest dwelling 12m to the north on the other side of the highway. Taking into account the interface distances and orientation of properties characteristic of the area, this relationship is acceptable.

One first floor front facing window is proposed within a small decorative gable feature in the eaves, to provide light to a landing area. The orientation of the host dwelling means it is at 90 degree to the adjacent property to the west, as such this front window faces directly onto the side elevation of the neighbouring dwelling. Given this proposed window does not serve a habitable room, a condition will be applied to ensure it is obscure glazed, to prevent any detrimental overlooking impacts.

The single storey side extension would be of a low height, set to the south of the existing dwelling within the heavily vegetated side garden. As such it would not be readily visible and would not result in any detrimental impacts on residential amenity.

Therefore, the proposed development is acceptable in terms of residential amenity in accordance with Policy ENV2 and the Design Principles SPD.

Highways

The application proposes three bedrooms, which in accordance with Policy 31 would require two on plot parking spaces. The application proposes one internal garage space, with sufficient driveway parking for two additional vehicles. Therefore no objections are raised in this regard.

Other Matters

Some neighbour comments refer to the loss of protected trees as a result of the proposed development. There is a TPO buffer area at the far southern end of the garden of the site. The proposed development would not be located within close proximity of this designation and as such no objections are raised in this regard.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy, design, amenity and highway safety. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Elevations 1:50, Existing Floor Plan 1:50, Location Plan 1:1250, Proposed Floor Plans 1:50 9/3/21, Proposed Elevation Plan 1:50 8/3/21 and Proposed Site Plan 1:100 9/3/21.

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

3. Prior to any above ground development occurring samples of the external facing materials, roof coverings and fenestration features to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The window in the first floor south west front elevation of the development hereby permitted shall at all times be glazed only with obscure glass of, or equivalent to, Pilkington Level 4 or above. Any replacement glazing shall be an equal degree of obscurity. The window shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

Application Ref: 20/0858/FUL

Proposal: Full: Erection of a single storey extension to the side of the property, raising the ridge height to form a second storey for habitable accommodation.

At: 4 Wheatcroft Avenue, Fence

On behalf of: Mr and Mrs Morning

REPORT TO BARROWFORD AND WESTERN PARSHES COMMITTEE 31ST MARCH 2021

Application Ref: 21/0062/FUL
Proposal: Full: Erection of detached two storey dwelling.
At: Caspers Fold, Francis Avenue, Barrowford
On behalf of: Mr Martin Baldwin
Date Registered: 02/02/2021
Expiry Date: 30/03/2021
Case Officer: Laura Barnes

The application has been brought before Committee due to the number of objections received.

Site Description and Proposal

The application site relates to land which currently forms the rear garden of Caspers Fold, a large detached dwelling on Francis Avenue, Barrowford. The application site is within the settlement boundary. Access is proposed from Grange Avenue, which is to the side of Caspers Fold.

The proposed dwelling is to be a two storey detached dwelling, comprising four bedrooms, with an integral garage and driveway for two vehicles.

Relevant Planning History

None.

Consultee Response

LCC Highways

Having considered the information submitted, the Highway Development Support Section does not have any objections regarding the proposed development at the above location, subject to the following comments being noted, and condition and note being applied to any formal planning approval granted. An adequate level of off-road parking has been provided for the type and size of development proposed.

An existing dropped crossing would need to be amended under an agreement (Section 184) with Lancashire County Council, as the highway authority, to provide the vehicular access proposed on Drawing No ADM/20/49/03.

Any area of hardstanding should also be surfaced in a bound porous material prior to first use to prevent loose surface material from being carried onto the public highway network, where it could pose a hazard to other users.

The following condition should be attached to any grant of planning permission:

“The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-street

parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.”

Barrowford Parish Council

The Council has no objection to the erection of a 4 bedroom dwelling within the extensive garden of Casper Fold but the council does have grave concerns that unless the garage is retained for vehicular use in perpetuity vehicles will park on Grange Avenue in close proximity to the junction with Francis Avenue

United Utilities

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

Water supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

United Utilities' property, assets and infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Environmental Health

Recommends conditions relating to:

- Construction Method Statement
- Contaminated Land

Environment Officer

Suitable re-planting scheme to be agreed by condition.

Public Response

Nearest neighbours notified by letter, seven letters of objection have been received raising the following issues:

- Concerns over loss of privacy to neighbouring dwellings
- Loss of light
- Additional vehicle parking during construction and once the building is completed
- Vehicle parking in the surrounding area, with cars visiting canal boats
- Trees are supposed to be planted in the position of the proposed dwelling. Following the submission of amended plans, there is concern about the species and position of the replacement trees
- Impact upon ecological value of the area
- Telegraph pole will need to be moved
- Noise will be disruptive during construction phase of development
- Concerns over start / finish times of construction each day
- Damage to property
- Character of proposed dwelling would not fit with the surrounding area

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP3 (Housing Distribution) sets out the location of new housing in the Borough in conjunction with SDP2 and LIV1.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV4 (Promoting Sustainable Travel) seeks to promote sustainable travel as well as development impacts and accessibility and travel plans for major developments to mitigate any negative impacts.

Policy ENV5 (Pollution and Unstable Land) concerns the risks of air, water, noise, odour and light pollution in addition to addressing the risks arising from contaminated land.

Policy ENV7 (Water Management) concerns the risk of flooding from flood or surface water. It requires flood risk to be assessed and sustainable drainage measures to be used.

Policy LIV1 (Housing Provision and Delivery) sets out the requirement for housing to be delivered over the plan period. This policy allows for non-allocated sites within the Settlement Boundary as well as sustainable sites outside but close to a Settlement Boundary.

Policy LIV3 (Housing Needs) encourages the support and provision of a range of residential accommodation.

Policy LIV4 (Affordable Housing) sets out the targets and thresholds to contribute towards the provision of affordable housing. Where the relevant target cannot be met a financial viability assessment should be provided to allow for negotiation and adjustment accordingly.

Policy LIV5 (Designing Better Places to Live) requires all new housing to be designed and built in a sustainable way. New development should make the most efficient use of land and be built at a density appropriate to its location taking account of townscape and landscape character. Provision for open space and/or green infrastructure should be made in all new housing developments.

Replacement Pendle Local Plan

Saved Policy 31 sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Principle of Development

The proposed development is located within the settlement boundary for Barrowford, as such the proposed development is in accordance with Policy SDP2 subject to compliance with policies which relate to design and amenity.

Design

The proposed development comprises a detached two storey dwelling with a footprint of 95 sqm, to be finished in brickwork and cream coloured render with grey concrete roof tiles. Internally the accommodation is to provide a lounge, kitchen / dining room, study, ground floor WC, utility room

and garage. To the first floor, there are to be four bedrooms (one with ensuite) and a family bathroom.

The height of the ridge would be 7.4m. The boundary treatment would be timber fences with the vehicular access block paved.

The surrounding area is made up of two storey detached and semi-detached dwellings, some of which are finished in render. The proposed dwelling would complement the character of the surrounding street scene. It would relate acceptable to the adjoining properties and would not result in a development that adversely affected the street scene.

Residential Amenity

The proposed dwelling should be sited so that any habitable room windows are at least 21m from neighbouring habitable room windows. To the front elevation the proposed dwelling would be opposite No. 1 Francis Avenue, which is orientated at 90 degrees to the proposed dwelling and has a single storey outbuilding used for ancillary residential accommodation opposite the entrance to the proposed dwelling. The boundary treatment at No. 1 Francis Avenue is a 2m high close boarded gate and fencing, the distance from the proposed dwelling to the outbuilding at No. 1 Francis Avenue is 23m.

To the side elevation lies No. 1 Grange Avenue which has four side elevation windows, three to the ground floor and one to the first floor. The window to the first floor side elevation is to serve a stairwell. To the ground floor there are two windows to the side of the garage, which is not a habitable room and one window to the single storey extension which is a secondary source of light (as there are another two windows to the rear elevation of the single storey outrigger). To the other side elevation lies Caspers Fold which has seven rear facing windows and a conservatory

The proposed development would be sited 6m from the proposed garage of the new dwelling or 9m from the side elevation of the main part of the new dwelling. There is a slight change in ground levels between the proposed dwelling and Caspers Fold, with Caspers Fold taking a lower position. To the rear of the proposed development lies No. 6 Barnoldswick Road which is in excess of 30m from the proposed dwelling. To the front elevation of the proposed dwelling, there are to be four windows: two to the ground floor and two to the first floor. These windows are in line with the front elevation of the neighbouring dwelling at No. 1 Grange Avenue and would be no closer to the properties to the other side of the road than the existing dwellings. To the rear, the proposed dwelling is to have three windows to the first floor and a set of bi-folding doors to the ground floor, serving the kitchen dining area.

The proposed development is to the south of No. 1 Grange Avenue and is set in line with the front elevation, the surrounding dwellings are all two storey in height, as with the proposed development. As such it would not result in unacceptable overbearing impacts upon the neighbouring dwelling. In order to prevent any extensions to the dwelling resulting in an overbearing impact upon neighbouring properties in future, Permitted Development Rights are to be removed from the proposed dwelling in relation to extensions to the building.

The proposed development will require a Construction Method Statement to be submitted, in order to control the construction phase of the proposed development in relation to nearby residents. This can be controlled by condition.

Therefore, the proposed development is acceptable in terms of residential amenity in accordance with Policy ENV2 and the Design Principles SPD.

Highways

The proposed development has an integral garage along with two parking spaces to the front of the dwelling. This is satisfactory based upon the number of bedrooms to the dwelling. No objection has been raised in relation to highway safety concerns. The proposed development would provide sufficient off-street parking and therefore accords with Policy 31 of the Replacement Pendle Local Plan.

Other Matters

Issues relating to the repositioning of a telegraph pole and damage to property during the construction period are private matters and not material planning considerations.

Reason for Decision:

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

5. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

6. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Ref: ADM/20/49/04
Site Plan, Ref: ADM/20/49/03 Rev A
Proposed Floor Plans & Elevation Plans, Ref: ADM/20/49/01 Rev A

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

7. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior written consent of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

8. The dwelling shall not be occupied unless and until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority and has been fully installed and completed in accordance with the approved details.

The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.
- (iv) Details of how foul and surface water will be disposed of.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. All windows shall be set back from the external face of the walls by a minimum of 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To identify contamination from previous uses, ensure any remediation is undertaken and safeguard future uses, occupiers and the environment beyond

7. 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:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting including the replacement trees for those which have been removed, 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.

8. The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

9. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C & D of Part 1 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the residential amenity.

10. Before any dwelling unit is occupied waste containers shall be provided and shall be stored to the rear of the property.

Reason: To ensure adequate provision for the storage and disposal of waste.

11. A Construction Method Statement shall be submitted to the Local planning authority and approved prior to commencement of the development. The Method statement must cover the topics detailed below, including:

- Hours of operation
- Hours of deliveries
- Construction site noise and vibration
- Control of Dust

Reason: To protect the amenities of occupiers of adjoining and nearby properties.

Informative:

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Application Ref: 21/0062/FUL

Proposal: Full: Erection of detached two storey dwelling.

At: Caspers Fold, Francis Avenue, Barrowford

On behalf of: Mr Martin Baldwin

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 22nd March 2021