

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6d	21/01074/FUL	218 Burnley Rd Todmorden Calderdale OL14 8EA	Single storey extension to existing ground floor shop, including relocation of access to existing flats above.	<p>The applicant states that the materials will match those existing: brick walls, slate roof, upvc windows/doors plus a new flat roof with a membrane covering. The internal space of the shop will be increased by around 50%.</p> <p>The property consists of a ground floor shop, with two existing flats on the two floors above the shop. It is stated that the shop is in an accessible location to serve the local areas and the applicant wishes to extend to create additional retail and storage space. The shop has a small yard area on either side of the gable, containing bins and ventilation units. It is proposed to extend the shop within the larger yard to side street on the North-West elevation. This will involve relocating the common access entrance to the flats above.</p> <p>A previous application for a single storey extension on the NW elevation (09/01451/HSE) was refused as was a rear single storey extension (01/01891/FUL) although another application for this approved (02/00779/FUL).</p> <p>It is stated that the layout of the extension has been designed to increase retail space and relocate the staff WC to the ground floor and to separate the access to the staircase for those living in the flats. It is stated that the extension has been designed to be sympathetic to the immediate context and character of the existing buildings on the site. With regards to privacy and daylighting and amenity space, an area of yard has been omitted from the proposed footprint of the new extension in consideration of the primary sector to neighbouring window. Similarly, the gable end of the property opposite has no windows at ground floor level, along the distance of proposed extension. It is stated that the proposed extension will</p>

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				<p>have a lean-to roof, with a change of pitch across the length. It is stated that the steeper pitch is required to house the new stair up to existing dwellings, whilst keeping the extension single storey</p> <p>The site is located 50m South-West from the Grade II Listed property, the 'Hare and Hounds Inn'. The listed building is set back a considerable distance from Burnley Road, and the proposed extension to 218 Burnley Road is on the north west side. No alterations are proposed to the exterior gable or East facing side of the property. It is stated that the proposal will not cause harm or loss of historic fabric to the nearby Grade II listed structure, nor impact on their significance or understanding. The proposal is not considered to adversely affect or detract from the setting of the listed property.</p> <p>Highways have stated that the proposals are not acceptable on highway safety grounds, the proposed access to the development does not offer an adequate visibility splay, forward vision, suitable passing places or a pedestrian footway and therefore could result in pedestrian or highway safety issues in the vicinity of the site. The application thus fails to satisfy policy BE5 of the Replacement Calderdale Unitary Development Plan, the design and layout of Highways and access.</p> <p>Objections have also been received on behalf of the neighbour at no3 Ashenhurst Rd: :I am objecting to this planning application as we believe any outside building would take the light from the outside yard. Also, that the steps to gain entry to the above flats would take away the privacy of people living at no3. It is stated that the current occupiers have three young children who use the yard to play and dry their washing.</p>
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