

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

| Item no | Application Number | Address  | Purpose   | Note   |
|---------|--------------------|--|---|--|
| 7n      | 22/00541/FUL       | 32 Burnley Road<br>Todmorden<br>Calderdale<br>OL14 5EZ | Proposed ground floor office with 3 No. residential units above, new rear dormer, new glass lantern and solar panels to existing roof | <p>This building, which was previously the Acorn Centre is in the Todmorden Conservation area. Before that it was a community/social centre and at some time in the past a pub.</p> <p>The proposal is for Graphic Design studio for work purposes (class E office) on the ground floor. It is proposed that the applicant will live in the flat on the first floor flat and the top floor flats will be rental accommodation.</p> <p>It is stated that the proposal has a sympathetic yet contemporary approach with the use of quality materials where visible externally which will improve the street scene within the Conservation Area.</p> <p>It is proposed that there will be no external changes to the property on the front elevation on the ground and first floor. On the second floor it is proposed to remove the existing 3 individual dormers and Replace them with one long contemporary dormer to the front elevation and a new roof lantern over existing lightwell. It is stated that the proposed dormer will be neutral in colour using high quality materials, causing less visual impact to the existing roofscapes, and would be contemporary in feel, lifting the appearance of this building in the row.</p> <p>To the rear of the property it is stated that the proposals will be similar at roof level. The proposed dormer and lantern will be contemporary in style and neutral in colour. At the ground floor an entrance doorway will be re-introduced where there has previously been an opening. New access to building will be served from the rear, utilising an existing, blocked up opening. This new entrance will serve both the office and residential apartments above. Main building entrance on Burnley Road will be maintained but will not function as a primary entrance. Existing fire escape to rear will be retained. Solar panels will be fitted to the roof.</p> |

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|  |  |  |  | <p>It is proposed that the materials will be: dormers – dark grey single ply membrane, windows – UVPC (as at present), doors timber (as at present).</p> <p>It is stated that the site lies within an area identified as being at high risk of flooding (flood zone 3), however the site has no history of flooding even in such significant flood events as that of December 2015. As the existing and proposed use of the ground and first floor does not change the vulnerability of the development there is no proposed increase in risk vulnerability.</p> <p>There are no highway objections. A condition is that an internal cycle store is fitted. It is noted that there is public parking nearby as well and the railway and bus stations are nearby.</p> <p>It is stated that there are no roof voids to accommodate bat roosts.</p> |
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