



Burnley.gov.uk

Burnley Borough Council
Housing & Development Control
Town Hall, Manchester Road
Burnley, Lancashire BB11 9SA
Tel 01282 425011
Email planning@burnley.gov.uk

PLANNING CONSULTATION

The Owner/occupier
82 Stirling Court
Briercliffe
Lancashire
BB10 3QT

Date: 24th November 2023
Ref No: HOU/2023/0700
Contact: Claudia Wilcock
Telephone:

Dear Sir/Madam

Town and Country Planning Act 1990

APPLICATION: HOU/2023/0700
PROPOSAL: Replace existing outbuilding with double annexe.
AT: Hill Farm Cottage 66 Halifax Road Briercliffe Lancashire

The Council has received an application which may affect you. If you are a tenant or leaseholder or are not the sole owner of your property, then please let any other owners see this letter.

The application can be viewed by using the application search facility on the Council's website at www.burnley.gov.uk/planning where you can also submit your comments. If you do wish to comment please use the online form or write to me, either by e-mail or letter quoting the application number **HOU/2023/0700** by 15th December 2023. If you are unable to gain access to the internet the application can be viewed by appointment with the Case Officer named above. It may not be possible to consider comments received after that date. If you are commenting by e-mail, please give details of your name and address. You should be aware that most replies will be available for inspection by the general public, the press and the applicant, and copies may be made available. Please ensure you only provide information that you are happy to have made available to others. The Council cannot accept comments which include statements of a defamatory nature. If such comments are identified they will be returned and will not be taken into consideration when assessing the planning application.

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Examples of material planning considerations include:

- Local and national planning policies
- Previous planning application and appeal decisions
- Principles of case law established through the courts
- Design, layout and appearance of a proposal
- Impact on trees or on the landscape
- Access and parking
- Highway safety issues
- Loss of privacy and increased overlooking or overshadowing
- Loss of sunlight
- Increased noise and disturbance
- Smells and fumes
- Impact on ecological features
- Impact on historic buildings or their settings
- Increased flood risk

What cannot be taken into consideration:

Examples of issues that are not regarded as planning considerations:

- Loss of views
- Effect on property values
- Loss of trade from competing business
- Boundary or land ownership disputes
- Access to neighbouring property for maintenance purposes
- Damage to property during construction
- Covenants on the land (these are a matter for the owner of the land)
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