

The Owner/occupier 24 Hill Crest Avenue Cliviger Lancashire BB10 4JA Burnley Borough Council Housing & Development Control Town Hall, Manchester Road Burnley, Lancashire BB11 9SA Tel 01282 425011 Email planning@burnley.gov.uk

Date: 17th January 2024
Ref No: HOU/2024/0016
Contact: Melanie Jackson

Telephone: 3294

Dear Sir/Madam

Town and Country Planning Act 1990

APPLICATION: HOU/2024/0016

PROPOSAL: Proposed hip roof to a pitch roof with a rear dormer. **AT:** 31 Red Lees Avenue Cliviger Lancashire BB10 4JE

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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/2024/0016 by 7th February 2024. 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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Planning and Compliance Officer

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- Local and national planning policies
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- 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:

- Loss of views
- Effect on property values
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- Boundary or land ownership disputes
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- Damage to property during construction
- Covenants on the land (these are a matter for the owner of the land)
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- Matters controlled under other legislation, e.g. Building Regulations; fire precautions; matters covered by licences.
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