

Statement to accompany a planning application for the conversion of
63 Leyland Road, Burnley, BB11 3DR
from a dwelling into 2no self-contained flats

Introduction

This statement has been prepared to accompany a planning application for the conversion of the above property from a dwelling into 2no self-contained flats.

Proposal

The proposal is to seek retrospective approval for the conversion of 63 Leyland Road, Burnley from a dwelling into 2no self-contained flats comprising of 1no flat on the ground floor and 1no flat on the first floor

The property has been used and occupied as 2 separate flats since November 2019 and retrospective approval is sought following the conversion from 1 single dwelling.

Location

The property is located on Leyland Road which is situated off Yorkshire Street and runs parallel with Belvedere Road. It is located to the east of the town centre and is within easy walking distance of the town centre.

Property

The property is a mid-terraced dwelling in a predominantly residential area. The property is a typical terraced property with access direct off the front street and with a rear yard area. It is a 2-storey terraced property. The building is constructed of natural stone with a slate roof and with upvc double glazed doors and windows

It is within a terrace of similar residential properties.

Layout of the Property

Submitted with the application is a layout of the property prior to conversion and a layout after conversion showing the 2 self-contained flats

No external alterations to the building have been made to the building when the conversion was done and only minor alterations to the internal layout carried out.

With the minimum of alterations to the property it has not detracted from the setting of the other surrounding properties nor has it had any effect on the character of the surrounding area or buildings

The original layout of the house contained a front lounge and a rear dining kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor.

The present layout of the 2 flats comprises of a communal entrance.

On the ground floor is flat 1 which has a lounge with sleeping area, a dining / kitchen, and a shower room.

On the first floor is flat 2 which has a lounge with sleeping area, a dining / kitchen, and a shower room.

To the rear is a yard which both flats have access for refuse facilities, drying washing, communal space etc

Adequate natural light affords the main living, sleeping and dining kitchen areas.

Each flat is single occupancy, the floor area of each flat is 28.5m²

Access

Pedestrian access to the property has not been altered

Parking

Parking has not been altered with on street parking available on Leyland Road.

Refuse

There is adequate space in the rear for bins.

Landscaping / Boundary treatments

The proposal will not affect any landscaping, boundary fences or walls.

Recent Planning History

There appears to be no recent planning history for the property

Planning on neighbouring properties

2 other properties on Leyland Road have recently been granted planning permission for the conversion from a single dwelling into self-contained flats

- Number 151 Leyland Road was granted planning permission on 12th January 2023 ref FUL/2022/0670 for the conversion of a dwelling into 2no self-contained flats.
- Number 165 Leyland Road was granted planning permission on 2nd February 2024 ref FUL/2023/0751 for the conversion of a dwelling into 2no self-contained flats

Both the above properties proposals are identical to the application being made for number 63.

Guidance

The proposal was designed in accordance with the Council's supplementary planning document Houses in Multiple Occupation and Small Flats adopted on 6th April 2022.

This document includes reference to SP4, SP5, HS4, and the following clauses which seek to ensure that developments:

- *SP4 1): deliver a comprehensive range of choices of types and tenures*
- *SP4 2(c): do not have an unacceptably detrimental impact on residential amenity or other existing land users*
- *SP5 2(a): respect existing, or locally characteristic street layouts, scale and massing*

- *SP5 2(e): have respect for their townscape setting and where appropriate, landscape setting SP5 2(g): ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking*
- *SP5 2(h): do not result in unacceptable conditions for future users and occupiers of the development*
- *SP5 2(i): provide adequate and carefully designed storage for bins and recycling containers. These should be located or designed in a way which is both convenient and safe for occupants and supports the quality of the street scene.*
- *HS4 2(b): are well laid out to ensure habitable rooms receive adequate levels of daylight HS4 2(c): provide appropriate levels of privacy and outlook for occupants and for existing adjacent residents*

The proposal would appear to have complied with all above requirements.

Conclusion

The internal alterations to the premises are not visually prominent in any public views and no external alterations have been carried out.

It is considered that the alterations and change of use will not detract from the setting of the surrounding properties nor will it have any effect on the character of the surrounding area.

The proposal would appear to comply with the Council's Local Plan and supplementary planning document Houses in Multiple Occupation and Small Flats.

Ref CW/642

Dated 5th February 2024