

Application Recommended for Approval

APP/2016/0488

Cliviger with Worsthorne Ward

Full Planning Application
Proposed extensions to front, side and rear.
57 RICHMOND AVENUE, CLIVIGER

Background:

The property is a small semi-detached bungalow on Richmond Avenue; the proposal involves the erection of a small extension at the front and an L-shaped extension at the rear/side of the property.

An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review
GP1 - Development within the Urban Boundary
GP3 - Design and Quality
H13 - Extensions and conversion of existing single dwellings

Site History:

None.

Consultation Responses:

Highway Authority – The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway grounds.

Cliviger Parish Council – The Parish Council feel that this application is over development.

Planning and Environmental Considerations:

The property is a semi-detached bungalow in a row of other similar bungalow on Richmond Avenue. The proposals include the erection of a single-storey bedroom extension at the front of the property, a single-storey garden room at the rear and a small single-storey kitchen extension to the side elevation. The internal room arrangements are to be changed to suit the owner's requirements and the property extended to provide additional accommodation.

The attached semi (59 Richmond Ave) is set at a lower level and further forward than the application property.

Following a request to take the rear extension away from the boundary with no.59 an amended plan has been received.

The main considerations are design/materials, privacy/outlook/daylight and highway issues.

Design/materials

The proposals involve the erection of a small single storey bedroom extension (3.35m in width and extends out by 2.75m), and a rear extension that wraps around the side of the house (extends out by 3.6m from the rear elevation and out to the side by 1.55m). An amended plan has been received showing the rear extension to be 0.5m away from the boundary with no.59. The proposed side extension is 2.5m in height at eaves level and 3.5m in height to the ridge of the roof and the flat roofed rear extension at a height of 2.5m. The proposed front extension is 3m at eaves height and 3.7m at ridge level.

The property is semi-detached and the attached bungalow (no 59) is set at a lower ground level and further forward than the application property (see photos below).



59 Richmond Ave

57 Richmond Avenue

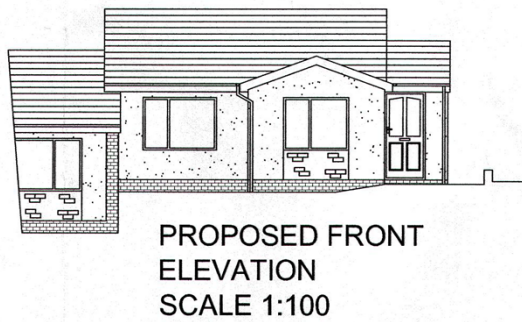


59 Richmond Ave

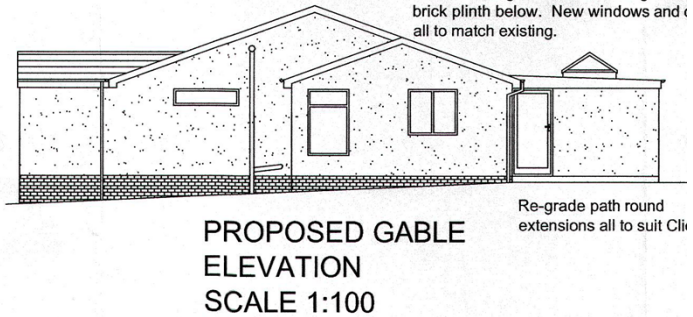
57 Richmond Ave

55 Richmond Ave

The proposed front extension would have a gabled roof and the side extension would also have a gabled roofline with a flat roof (slightly sloping) at the rear. A glass pyramid roof light is proposed for the rear garden room in order to provide more light to the property.



**PROPOSED FRONT
ELEVATION
SCALE 1:100**

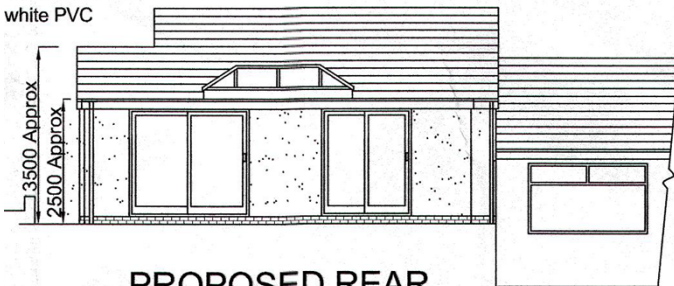


**PROPOSED GABLE
ELEVATION
SCALE 1:100**

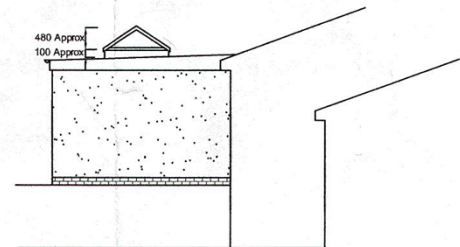
Garden room roof finished in a flat roof existing with glass pyramid rooflight in light. Other extension roofs to be finished to match existing. New and existing walls to be finished with brick plinth below. New windows and doors to match existing.

Re-grade path round extensions all to suit Client

to match
allow more
terrace tiles to
be rendered with
white PVC



**PROPOSED REAR
ELEVATION
SCALE 1:100**



**PROPOSED SIDE
ELEVATION
SCALE 1:100**

The proposed materials are artificial stone and render for the elevations and concrete roof tiles both to match the existing bungalow.

The design and materials are considered to be acceptable.

Privacy/outlook/daylight

Consideration needs to be given to how the proposed extensions would impact on the neighbouring properties.



rear of 57 / 59 Richmond Ave



rear of 57 / 59 Richmond Ave

With regard to the proposed front extension it is considered that this would not have an adverse impact on nos. 55 or 59. No. 55 has a similar extension at the front with no windows on the side elevation facing no. 57 therefore privacy/outlook and daylight will not

be affected. No. 59 (the attached semi) is set further forward and would not be affected. The front extension just has one window proposed on the front elevation which will not affect any neighbouring properties.

The rear extension originally extended out on line with the boundary fence; however as the attached semi is set further forward and at a lower level than the application property it was considered that the extension would have had an adverse/ over bearing effect on no.59. The rear extension has been amended to take it away from the boundary with no.59 (by 0.5m). There are no windows proposed on the side elevation facing no. 59 therefore privacy is not an issue for the occupiers of no.59.

With regard to no.55 Richmond Avenue; the application property is to be extended to the side and will extend out by 1.55m from the existing side elevation, the only windows proposed on this elevation is a kitchen window and a hallway window. The hallway window is not classed as a habitable room window and the kitchen window will not be facing any windows on the side elevation of no. 55 therefore privacy is not considered to be an issue.

Privacy/ outlook and daylight are not considered to be an issue.

Highway issues

The existing garage to the rear of the property is to be demolished and it is proposed to extend the property to the side by 1.55m which will take up part of the driveway; there will still be off-street parking available however at the front and side of the dwelling for at least 2 cars.

The Highway Authority raise no objections on highway grounds.

Conclusion

Following the submission of an amended plan the proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation:

Grant subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's: R.A 57/2 (location plan), R.A 57/3 received 31 October 2016, amended drawing no. R.A.57/1A received 22nd December 2016 and amended site plan RA57/4A received 16th Jan 2017.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

Article 35 Statement

The application as submitted was contrary to local plan policy H13 in that the rear extension which was on line with the boundary fence between the application property and 59 Richmond Avenue (no.57 is at a higher ground level than no.59 Richmond Avenue) would have an adverse effect on no.59 Richmond Avenue due to its close proximity to the rear windows which are at a lower level. The applicant agreed to take the extension away from the boundary by 0.5m and an amended plan was submitted.