

Application Recommended for Approval

APP/2016/0500

Ward

Full Planning Application

Proposed 2 storey extension to side and re-roof conservatory to form garden room
28 THE RIDINGS BURNLEY

Background:

The proposal involves the erection of a 2-storey extension to the side of the dwelling and the re-roofing of the existing conservatory to form a garden room. The property is a detached dwelling at the end of a cul-de-sac.

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:

05/1013 – proposed conservatory – c/c

Consultation Responses:

Highway Authority - The proposal is increasing the number of beds at the property from 3 to 4 with a reduction in parking provision to 1 vehicle on this basis the application would be recommended for refusal (off-street parking would be required for 3 vehicles). The issues are more critical at this location due to the property being situated at the head of a cul de sac. Any on-street parking may affect the ability for vehicles to utilise the turning heads in a safe manner.

The applicant has now provided a plan showing 3 off-street parking spaces which are considered to be acceptable by the Highway Authority.

Neighbour (26 The Ridings) – Has concerns with regard to the proposals for the following reasons:

- The proposed double-storey extension will be approx. 2.2m away from my living room window as it proposed to build down the boundary. My house is angled to the right and the extension will end past the edge of my living room; this will cause loss of sunlight and overshadowing into my living room.
- No other houses on the cul-de-sac have double storey walls built on the boundary past neighbour's windows.
- The proposed double extension will use a lot of the existing driveway so it will limit car parking to the property.

Planning and Environmental Considerations:

The property is a detached 2-storey dwelling at the end of a cul-de-sac on a modern housing estate. There is a footpath to the right hand side and rear of the property.

The proposals involve the erection of a 2-storey extension to the side of the dwelling and the re-roofing of the conservatory to form a garden room. The 2-storey extension would provide additional accommodation including an additional bedroom. The existing garage is to be demolished.

The main considerations are design/materials, privacy/outlook and parking.



No. 26 The Ridings

No. 28 The Ridings

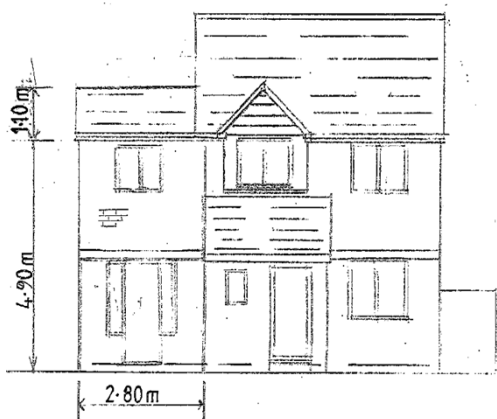
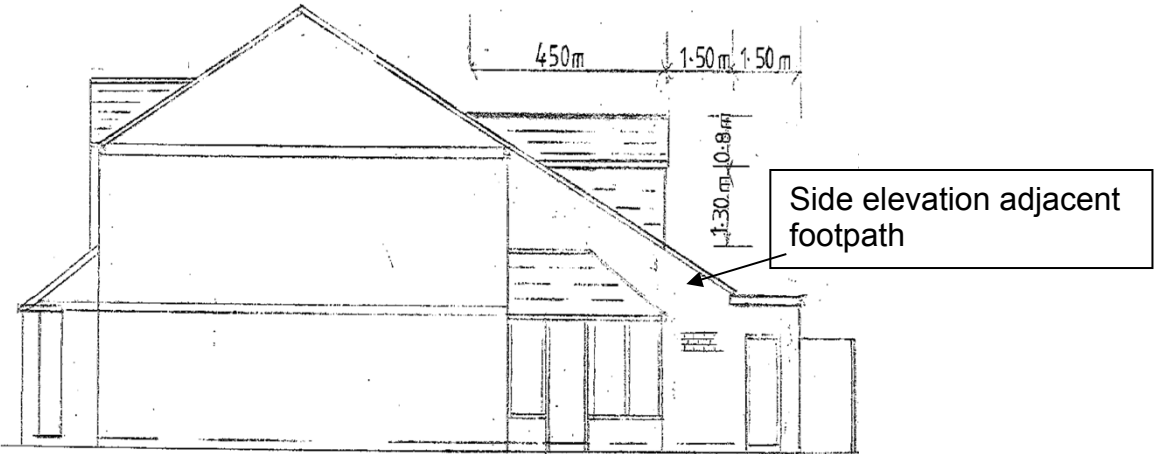
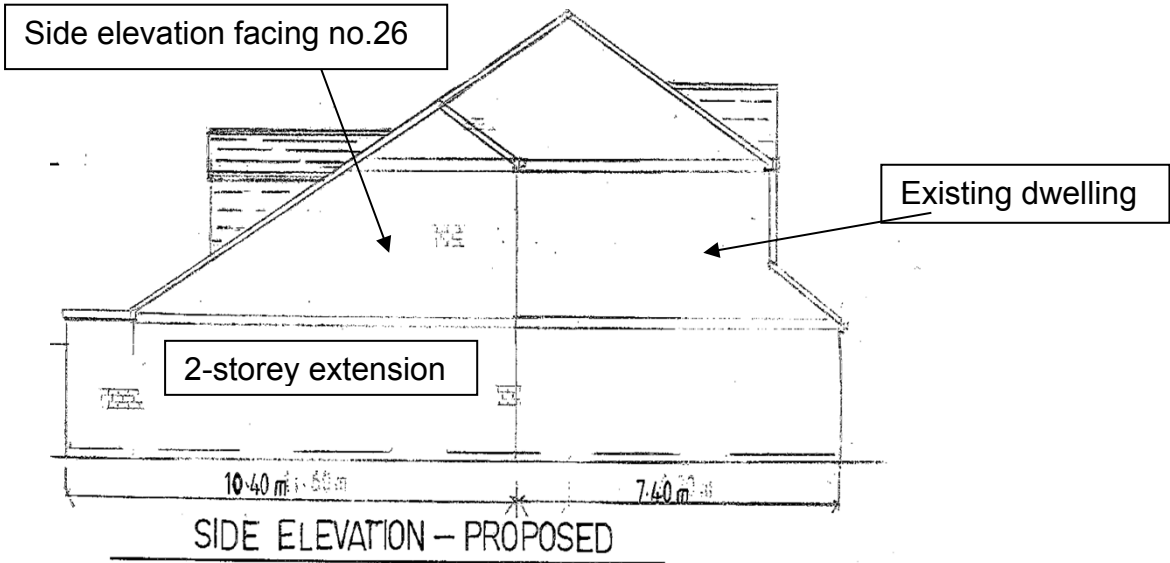


Design/materials

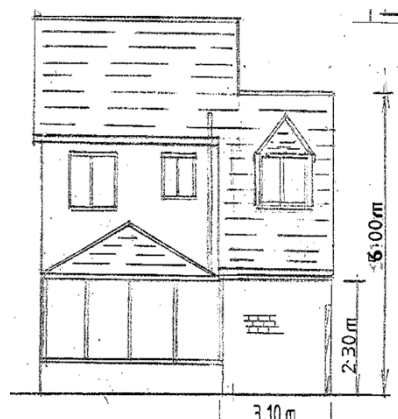
The dwelling is set at an angle to no.26; no 26 has an existing 2-storey side extension.

The proposed 2-storey extension to the side elevation extends out as far as the boundary between nos. 26 and 28 The Ridings and is set back from the front elevation extending back beyond the rear of the dwelling; the existing garage is to be demolished. The amended plan shows the nearest corner of the extension coming no further forward than the extension at no.26.

The roof of the 2-storey extension is set at a lower level than the existing roof and slopes down at the rear with a small dormer; there is a small flat roofed single storey section at the rear.



FRONT ELEVATION - PROPOSED

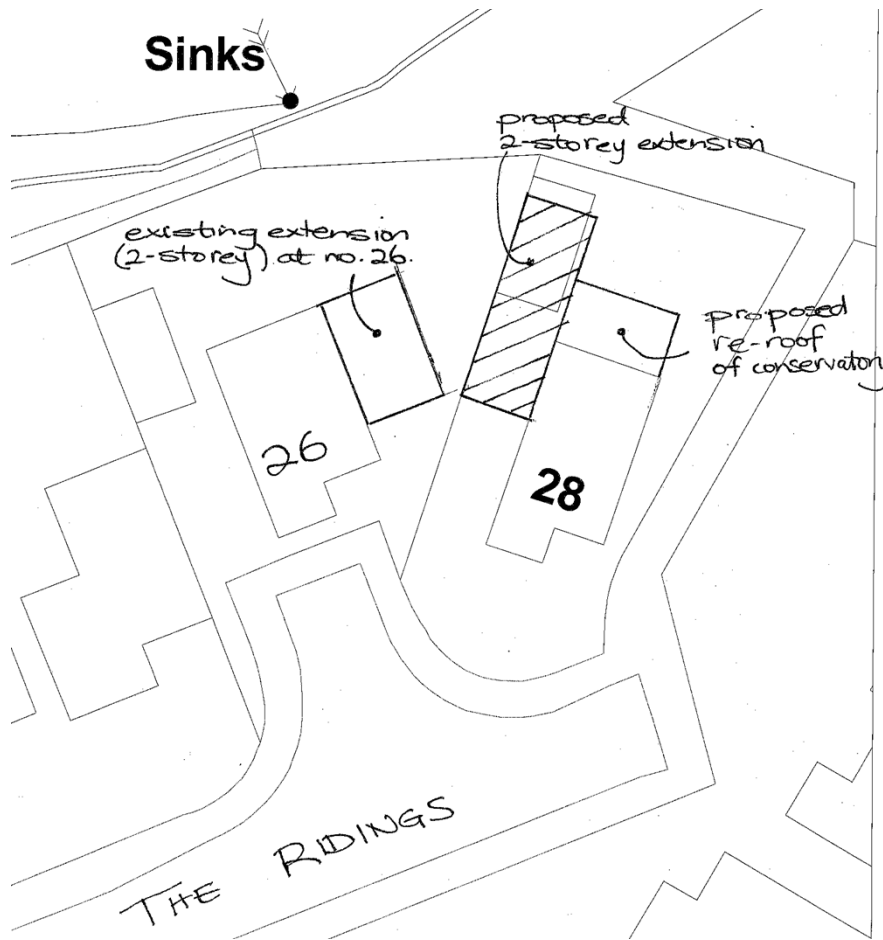


REAR ELEVATION - PROPOSED

The proposed materials are facing bricks and concrete roof tiles both to match the existing dwelling.

It is proposed to re-roof the existing rear conservatory to form a garden room; the roof will be hipped and the material would be concrete roof tiles to match the existing house.

The design and materials are considered to be acceptable.



Privacy/outlook

The proposed 2-storey extension extends up as far as the boundary with no.26 (see plan above) and is set at an angle with no.26 (which also has a 2-storey side extension). The amended plan shows the nearest corner of the extension coming no further forward than the extension at no.26.

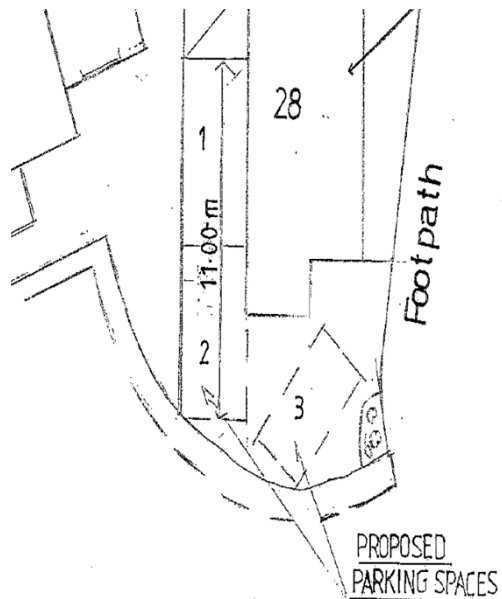
There are no windows proposed on the side elevation of the 2-storey extension and there are no windows on the side elevation of the side extension at no.26 therefore there are no issues in respect of privacy.

In terms of outlook from no.26; the extension (as amended) does not extend in front of no.26 (and there are no side windows at no.26) therefore outlook is not affected.

Parking

The proposals involve the provision of an additional bedroom and would result in a total of 4 bedrooms at the property. The original proposal didn't leave space for the required 3 off-street parking spaces and the Highway Authority considered the proposals to be unacceptable on that basis.

The applicant has now provided 3 acceptable off-street parking spaces by moving the side extension further back (see plan below). The Highway Authority now considers the proposals to be acceptable.



Conclusion

Following the submission of an amended plan showing additional off-street parking and the extension set further back the proposals are now 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 proposals hereby permitted shall be carried out in accordance with the following approved plans: 3 amended plans received 13th Dec 2016 (drawing nos.1, 2A and 3A).
3. The additional off-street parking space which is to be created at the front of the property shall be surfaced in a permeable material and shall be completed within 3 months of the development being brought into use.

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.
3. In order to prevent water run-off onto the highway and in the interests of highway safety / in accordance with policy TM15 of the Burnley Local Plan Second Review.