

Application Recommended for APPROVAL
Queensgate Ward

APP/2016/0490

Full Planning Application

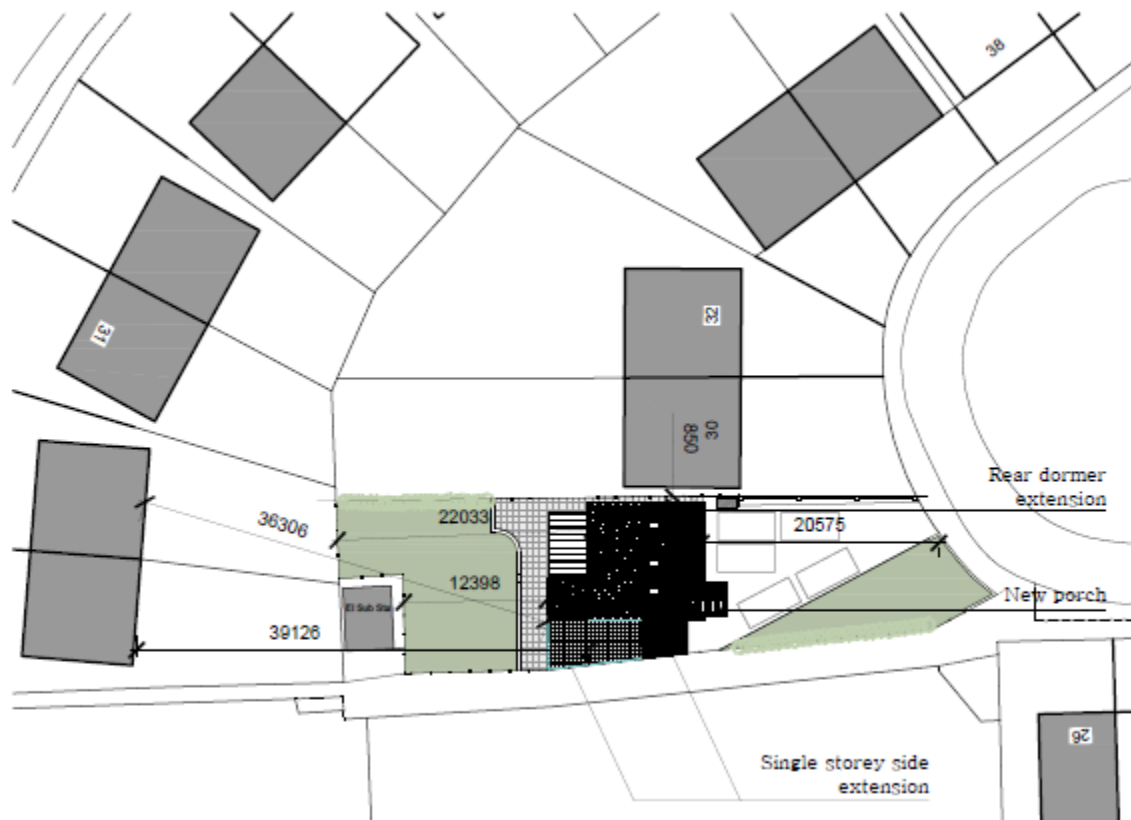
Single storey side extension with terrace above, formation of dormer, raising of ridge level and porch to front

28 LINDALE CRESCENT, BURNLEY

Background:

The application relates to a detached bungalow on the western side of Lindale Crescent. The street is characterised by bungalows of similar size and design.

The application seeks planning permission for a porch to the front elevation, a single storey side extension with a roof top terrace and a dormer to the rear with increasing the height of the original roof by 400mm.



Proposed block plan 1:500



An objection was received.

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary

GP3 – Design and Quality

H13 – Extensions and Conversions of Existing Single Dwellings

Site History:

No relevant history.

Consultation Responses:

An objection was received from 29 Windermere Avenue raising the following:

- Design is not of a dormer
- Terrace will overlook and have direct view into no.29
- No privacy
- Extensions double size of original dwelling
- Impact on residential amenity and aesthetics

Planning and Environmental Considerations:

The main issues concerning this application are the impacts of the proposal upon visual/residential amenity and design.

The NPPF sets out a presumption in favour of sustainable development and identifies twelve key planning principles, one of which is the need to secure high quality design and a good standard of amenity.

The requested amended plans reduced the scale of the dormer and side extension so that the proposal did not appear to be a 'piece meal' extension which had no regard to the character of the property and its surrounding. The amendments are much better in design and scale.

DESIGN & VISUAL IMPACT

Porch

The proposed porch (4.8m²) would be located to the front elevation of the dwelling and would be constructed with uPVC frame/glazing and concrete tiles to match those of the existing dwelling. As such, it is considered that the proposed porch would be sympathetic to the design of the existing dwelling.

Side Extension & Roof Terrace

The side extension would be 3160mm wide to the front elevation, 4.6m wide to the rear elevation and 12.1m long. The eaves would be in line with main house and the front elevation of the roof will have a slope with the terrace to the rear. The ridge height will be set lower than the roof by 700mm. The side extension would provide an en-suite bedroom and bathroom to the front and kitchen to the rear.

The proposed extension would be set back from the front elevation of the existing property by 1m and would run along the boundary wall. The height of the roof of the extension appears subordinate to the host property and the design of the roof is

acceptable. The extension proposed would have visual balance and symmetry. As such, and given the set-back from the front elevation, it is not considered that the side extension would be sufficiently dominating or incongruous within the street-scene.

Dormer

The dormer to the rear would be extended in length to be 9.5m long. It would be 2m high to its eaves and would project by 3.5m. It would be set up from the eaves by some 300mm.

The dormer would take up majority of the rear roof plane which is considered to be acceptable. The proposed fenestration is considered to be proportionate and well positioned and the dormer as a whole would be well set up from the eaves and in from the sides of the roof plane. The ridges would sit slightly below that of the original dwelling which will be increased. As such, the design of the dormer is considered to be acceptable.

If the main roof height is not increased then the proposed dormer can be built under the householder permitted development rights which does not require planning permission.

Roof Height

The increase in height of 400mm would not visually appear to be obtrusive nor will it have a significant impact.

AMENITY IMPACT

Porch

Whilst the porch would incorporate windows within the side elevations, it would not provide views dissimilar to those available from standing at the front of the host dwelling and as such no concern is raised in this regard. Therefore, it is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

Side Extension & Roof Terrace

The side extension would not project beyond the front or rear walls of the neighbouring property and it has been noted that the space between the proposal on the western side is a vacant plot of land full of trees and so no amenity space would be affected. The patio doors to the rear and roof terrace would face onto the garden of the application property and would sit some 18m from the rear boundary and 39m to the property directly opposite. As such, the side extension is not anticipated to have any detrimental impacts on amenity through overshadowing, over-looking or an over-bearing impact.



Dormer

The proposed dormer would sit some 20m from the boundary to the rear and 36m to the rear 1st floor windows of 29 Windermere Avenue. This would surpass the minimum rear-to-rear separation distance of 20m usually required by the Council. Consequently no amenity issues connected to this part of the proposal are anticipated and the dormer would not be significantly overbearing or demonstrably harmful to the light and amenity of this property, or when viewed from the neighbouring garden.

Other surrounding properties, in particular the adjoining property will not be affected by this proposal. There are no properties adjacent to the side extension and on this basis there is no further impact and considering the extension is well set back from Lindale Road and the roof terrace will not be visible to the street-scene and the impact to the surrounding area is insignificant.

ACCESS AND PARKING

The proposal will have no material effect on the highway and has received no objection from the Highway Authority. There is adequate off-street car parking provision at the site to serve 5 vehicles.

CONCLUSION

On the basis of the assessment set out above, it is considered that the works proposed are suitably designed and would not have an unacceptable impact on residential amenity and highway safety. As such it is in accordance with the provisions of the NPPF and Local Plan Policies and planning permission should be granted.

Recommendation:

That planning permission be approved for the above proposal 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: ***Amended drawings LU048-P08A & LU048-P09A, received 20 December 2016***

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.

AAhmed
12 Jan 2017