

Full Planning Application

Proposed change of use of amenity green space to form extension to residential curtilage. Erection of two/three storey side and rear extensions and erection of a detached double garage, including soft and hard landscaped, terraced areas.
8 LOWER MEAD DRIVE BURNLEY

Background:

The application is referred to Committee because the applicant is an officer of the Council.

The land to the side of No. 8 Lower Mead Drive was previously owned by the Council, and the applicant has purchased part of the land to enable him to extend his garden curtilage. Work started work on levelling the area and erecting a low gabion retaining wall, to enclose the land. The levels of the land would be raised to the top of the gabion baskets which would retain the land and a 1.8 metre high close boarded timber fence would surround the garden.

The rest of the land at the junction of Lower Manor Lane and Lower Mead Drive is still in Council ownership and will remain as amenity green space.



Side elevation of dwelling and adjacent land

It is also proposed to erect an extension to the house which would be contained within the original garden curtilage of the dwelling and would comprise a two storey extension to the side elevation and, where the land slopes down at the rear, the extension would become three storey. It would provide an additional 3 bedrooms on the first floor, an additional living room, new hall / w.c. and family / dining room on the ground floor, with a gym, workshop and patio area in the lower basement area. A double garage would be constructed on the adjacent newly acquired land.

An objection from a neighbouring resident 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

TM15 - Car parking standards

Burnley Green Space Strategy 2015 - 20125

Consultation Responses:

1. Lancashire County Council (Highways) -
2. Green Spaces and Amenities – No objections are raised to the loss of the open space. This is on the basis that the Council's Green Space Strategy 2015-2025 shows a slight surplus of Amenity Green Space in this residential area and the area of grass adjacent to the application property is not well used for active recreation.
3. United Utilities – The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, in the following order of priority:
 - Into the ground
 - To a surface water body
 - To a surface water sewer, highway drain or another drainage system
 - To a combined sewer

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 6 metres, three metres either side of the centre line of the sewer, in accordance with the minimum distances specified in 'Sewers for Adoption' for maintenance and replacement. There a modification of the site layout, or the diversion of the affected public sewer may be necessary at the applicant's expense. The applicant must discuss this with the Developer Engineer at an early stage.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The level of cover to the water mains must not be compromised either during or after construction.

4. A neighbouring resident objects on the basis that the gabion wall is an eyesore and a hazard to the public

Planning and Environmental Considerations:

The main issues relate to the change of part of the open amenity green space to residential garden area; the impact of the proposed double garage, extension and

boundary treatment on the design of the dwelling and the visual amenity of the surrounding area; the impact on residential amenity and highway safety.

Change of use of the area of amenity green space to residential garden area.

The area at the junction of Lower Mead Drive and Lower Manor Lane is classed as Amenity Open Space in the Council's Green Space Strategy and the applicant has acquired 390 sq.metres of it to include as part of his residential curtilage. The remainder of the area at the junction would remain as amenity green space.

The Head of Green Spaces and Amenity raises no objection to the loss of part of the amenity green space because it is not well used as active amenity space and the Green Space Strategy shows that there is a slight surplus of this type of open space in the area.

On this basis, the inclusion of the land within the residential curtilage is acceptable.

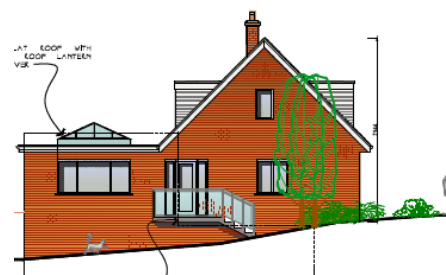
It would be advisable to withdraw householder permitted development rights to retain control of development on the land in the future having regard to its prominence on the estate. A condition is suggested requiring that a further planning permission would be required for any further development on the additional land, other than the garage and fence proposed as part of this application.

Design and appearance

Policy H13 of the Burnley Local Plan sets out that extensions and alterations to dwellings will be permitted where they are in keeping with the existing dwelling and surrounding area with regard to scale, size, design and materials.



Proposed front elevation including new garage



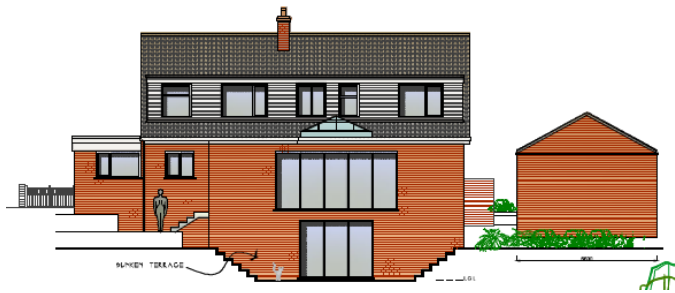
Proposed side elevation without garage



Existing front elevation



Existing side elevation



Proposed rear elevation with garage



Proposed side elevation



Existing rear elevation



Existing side elevation

In terms of scale and size, the extension more than doubles the size of the existing property. However, it is a detached dwelling set at the entrance to Lower Mead Drive with a large side garden, including the newly acquired land. In this location a suitably designed large scale extension would be acceptable in principle and would not have a detrimental impact on the surrounding area as a whole.



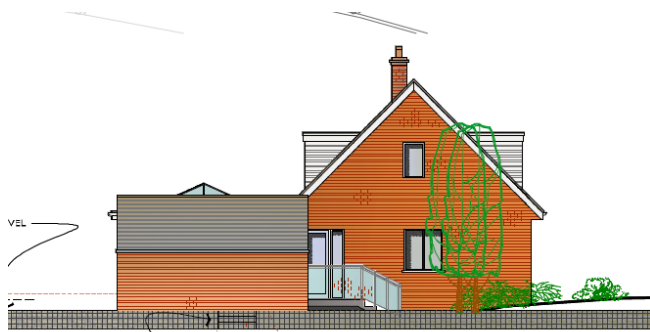
Proposal in relation to adjacent bungalow

The front elevation of the extension mirrors the existing bungalow when viewed from Lower Mead Drive and would have a similar impact as a pair of semis. It is set at a slightly lower level than the adjacent bungalow which helps to reduce its impact in the street scene.



Existing side elevation from the junction of Lower Manor Lane and Lower Mead Drive.

The side elevation facing Lower Manor Lane would be quite prominent, especially having regard to the levels of the land, where Lower Manor Lane is set around 3 metres lower than the land the extension would sit on. The extension to the rear would have a flat roof which will be visible from the side elevation but, because a pitched roof here would increase the mass and prominence of the building, a flat roof is the better option. The position of the new garage would break up the elevation and screen it to some extent from Lower Manor Lane.



Side elevation facing Lower Manor Lane showing the position of the garage

The basement extension would be below the ground floor level at the front and side of the dwelling. The rear elevation which includes the basement area is not very visible from public viewpoints and there is a significant amount of screening at the rear along the culvert.

On balance, the extension would be in line with Policy H13 of the Local Plan in terms of its design and impact on the character and appearance of the area.

Residential Amenity

Policy H13 sets out that proposals should not have an adverse impact on neighbouring residential properties through overlooking, lack of privacy or reduction in outlook or daylight.

The amenities of neighbouring properties would not be significantly affected by the extension. The nearest property at the rear would be more than 200 metres away, separated by the culvert and significant screening.

Other Issues

Adequate private amenity space would remain at the property if the extension was constructed and the proposal satisfies the Council's standards in respect of car parking.

Conclusion

The loss of the amenity green space is acceptable in this location having regard to the comments of the Head of Green Spaces and Amenity. The Green Space Strategy shows that there is a surplus of this type of amenity space within the wider area and the land is not well used for active recreation purposes.

The design of the extension and its impact on the visual character and appearance of the locality is acceptable and there is no adverse impact on neighbouring properties or highway safety.

The proposal satisfies the policies of the Local Plan and is acceptable.

Recommendation:

That planning permission be granted 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 nos: (LMD) (20) - BUR-03, (LMD) (20) - BUR-04, received 24 January 2017. Drawing nos: (LMD) (SUR)-01-01 & received 02 February 2017. Drawing No. (LMD) (SL)-01-02 A, (LMD) (20) - BUR-05B & (LMD) (20) -BUR-06B received 6 April 2017. Drawing No. (LMD) (20) -L-01 A (location plan) received 7 April 2017.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land relating to the extended curtilage, other than:
 - (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and

(b) the painting of the exterior woodwork of any building.

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. To enable the local planning authority to consider future development having regard to all relevant material considerations.

CMR
06/04/17