

Full Planning Application  
Proposed single storey extension  
7 STANWORTH STREET WORSTHORNE BURNLEY

**Background:**

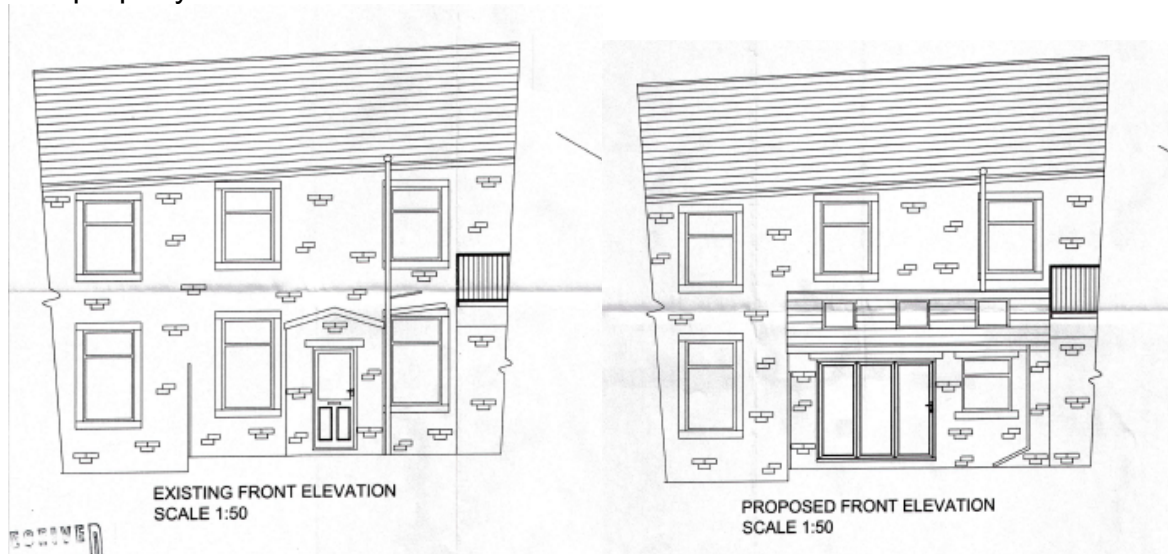


Existing frontage of application property

It is proposed to remove the existing porch and construct a single storey extension to the front of the dwelling to form an enlarged living area and kitchen.

It would project from the rear elevation by approximately 3.45 metres, level with the neighbouring kitchen extension at no. 9 Gorple Road.

The property is within Worsthorne Conservation Area.



Existing Elevation

Proposed Elevation

A neighbour expresses concern about the proposal.

## Relevant Policies:

### Burnley Local Plan Second Review

E12 - Development in or adjacent to Conservation Areas

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

TM15 - Car parking standards

## Consultation Responses:

1. Lancashire County Council (Highways) – The proposal raises no highway concerns and therefore there are no objections on highway grounds.
2. A neighbouring resident wishes the following to be taken into consideration:
  - The end wall would be higher than the kitchen extension at 9 Stanworth Street
  - The extension would be higher than the neighbouring sun porch. All light for the kitchen and sun porch would be degraded until midday
  - There have been problems with drainage and sewerage.

## Planning and Environmental Considerations:

The main issue relates to the design of the extension; its impact on the character and appearance of the Worsthorne Conservation Area and; the impact on the residential amenities of the neighbouring dwellings.

### *Design and Impact on the character and appearance of Worsthorne Conservation Area.*

The property is unusual in that it fronts onto Stanworth Street and is back to back with 5 Gorple Road, where the other properties in the row have been knocked through and face onto Gorple Road, with the rear elevations facing Stanworth Street. Extensions have been constructed to the other properties along Stanworth Street, including a conservatory, sun porch and kitchen extension.



Dwellings on Stanworth Street

The existing porch would be demolished and the proposed extension would be constructed of natural stone with rendered sides. The applicant has agreed to amend the roofing materials to natural blue slate to match the existing dwelling which are appropriate in the Conservation Area. There would be three rooflights in the roof and these would be of the conservation type (this can be ensured by condition).

It would project from the existing elevation by 3.45 metres which would be level with the kitchen extension at the adjacent property. Whilst the proposed window and door arrangement is not wholly traditional in appearance for a front elevation of a dwelling it is not out of keeping with the other extensions along the row.



The property is within Worsthorne Conservation Area and the Local Planning Authority has a duty under the Planning (Listed Building and Conservation Areas) Act 2015 to consider the impact of the proposal on the character and appearance of the Conservation Area.

Having regard to the existing extensions and alterations along the terrace, the proposals will not have a significant impact on the character and appearance of the Conservation Area.

#### *Impact on residential amenity*

The proposed extension is set in from the boundary with the adjacent property at No. 5 Stanworth Street by approximately 0.2 metres and No. 5 has a kitchen window approximately 1.2 metres from the boundary. There will be some impact on this window when the extension is constructed in terms of some loss of outlook and sunlight in the morning. However, the room is not a main living room and it is not considered that the impact would be so significant to warrant refusal of the application.

Existing sun porch extension to No. 5



There is also an existing sun porch extension to No. 5, with one window in the side elevation facing the proposed extension and one in the front elevation facing Stanworth Street. There would be some loss of light to the side window of the sun porch but this would not unduly affect the amenities of the residents to an unwarranted degree.

#### *Other issues*

The neighbouring resident comments that the drainage arrangements are unsatisfactory in the area, but this is an issue which would be controlled under the Building Regulations for the extension. The drainage for the extension will have to comply with Building Regulations.

#### **Conclusion**

The design of the proposal is acceptable and the extension would not have an adverse impact on the character and appearance of the Conservation Area. There would be some impact on outlook and light to the kitchen and sun porch at the adjacent property but this would not significantly impact on the amenities of the residents.

The proposal is in line with the Burnley 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 No, SS7/2 (location plan), SS7/3 & SS7/4 received 17 February 2017. Drawing nos: SS7/1 received 17 February 2017 as amended 5 April 2017 to provide for amended roofing materials.
3. The extension shall be constructed with a natural stone front elevation which matches in colour, coursing size and texture the stone work of the existing

dwelling, together with a natural blue slate roof, unless otherwise approved in writing by the local planning authority.

4. The proposed rooflights indicated on drawing no. S.S7/1 received 17 February 2017 (as amended 5 April 17), shall be of the 'conservation' type.

### **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.
- 3/4 To ensure the development is sympathetic to the character and appearance of the Conservation Area, having regard to policy E12 of the Burnley Local Plan Second Review.