

## Application Recommended for Approval

APP/2017/0060

Lanehead Ward

Full Planning Application

Proposed first floor rear extension, alterations to the existing roof, erection of porch to the front and formation of driveway access to front.

193 CASTERTON AVENUE BURNLEY

### Background:

The property is a detached house on the corner of Casterton Avenue and Fairfield Drive. A previous application for a first floor rear extension and driveway was approved in July 2016; the existing single-storey extension has been demolished and a new rear single-storey extension has been started (NOT/2016/0440).

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

TM15 - Car parking standards

### Site History:

91/0504 – replacement of detached garage – c/c

16/0202 – proposed first floor rear extension and formation of driveway – c/c

NOT/2016/0440 – proposed single-storey rear extension – planning permission not required.

### Consultation Responses:

*Highway Authority* – The proposal increases the number of bedrooms from 3 to 4 but provides an additional parking space. Ideally the front garden could accommodate an additional vehicle but as submitted I would raise no objection to the proposal on highway grounds. The formation of the new access will require the construction of a vehicle access crossing and I would be grateful if you could attach a note to any permission that may be granted.

*Neighbour (195 Casterton Ave)* – Objects to the proposals for the following reasons:

- The proposed rear first floor extension will potentially intrude on my privacy.
- The alterations to the existing roof may cause damage to my cars and property due to falling debris.
- I will not allow scaffolding to be erected on my driveway or creep onto my land boundary space causing me in convenience.
- With regards to the formation of the driveway, again I object to this as the boundary wall may have to be broken, altered or rebuilt which may cause the boundary walls of the other properties to look out of place.

## Planning and Environmental Considerations:

The detached dwelling is located on the corner of Casterton Avenue and Fairfield Drive and has a garage at the rear of the property with access of Fairfield Drive. The proposals involve the erection of a 1<sup>st</sup> floor extension at the rear over the existing ground floor kitchen/dining room (in the process of being built), and a new driveway at the front of the property. The roofline on the existing dwelling is also to be changed from a hipped roof to a pitched gabled roof and a small porch is also proposed at the front.

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

### *Design/materials*

The proposal involves the erection of a 1<sup>st</sup> floor extension above a single storey extension (which was permitted development – NOT/2016/0440) at the rear of the house together with alterations to the roof, a front porch and a new vehicular access at the front of the dwelling (off Casterton Ave) .



The proposed 1<sup>st</sup> floor extension extends out from the rear elevation by 4.5m and is the same width as the existing house. The single-storey extension which is being built under permitted development rights is the same width as the existing house and extends out from the rear elevation by 5.96m.

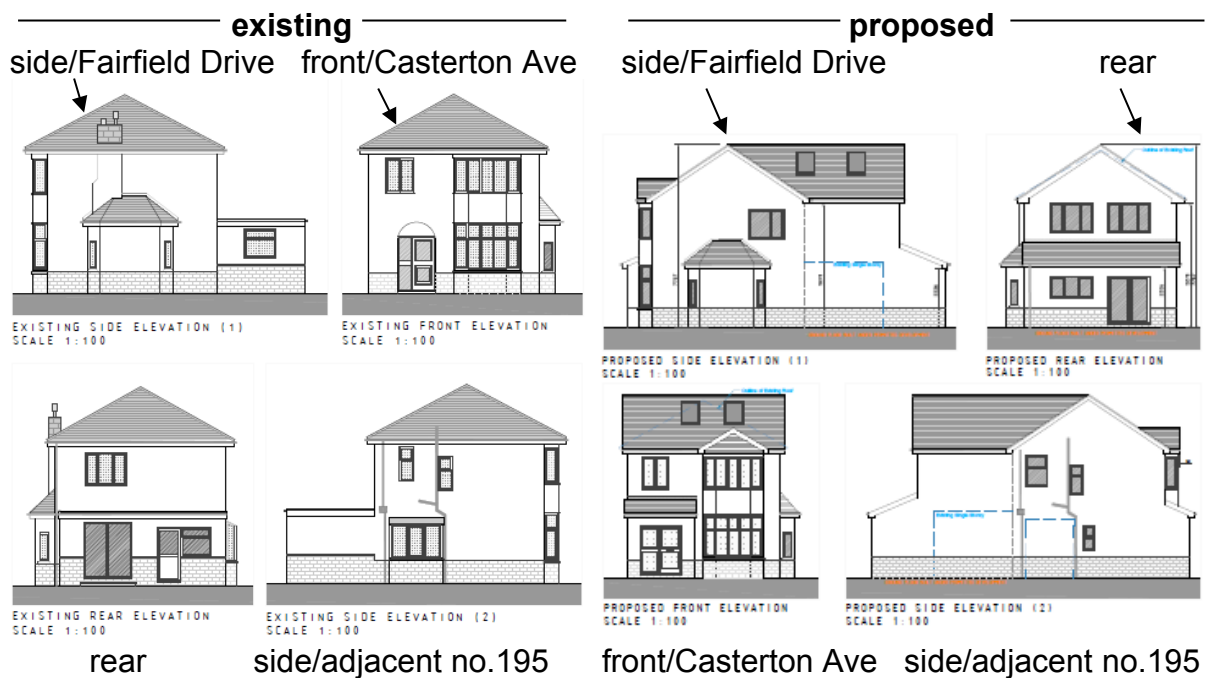
The existing main house roof is hipped, it is proposed to change this to a gabled roofline, with the 1<sup>st</sup> floor extension roof also a gabled roof with the ridge at the same height as the main roof.

The proposed materials are render for the elevations and slates for the roof to match the existing dwelling.

The design and materials are considered to be acceptable.



side / rear of 193 Casterton Avenue



**Privacy/outlook**

The 1<sup>st</sup> floor extension would have no windows in the side elevations. There would be two bedroom windows on the rear elevation and a new bathroom window is to be formed on the side elevation of the existing dwelling facing onto Fairfield Drive.

The adjacent house, 195 Casterton Ave, does not have any 1<sup>st</sup> floor windows directly opposite the proposed 1<sup>st</sup> floor extension (there are what appears to be landing and bathroom windows further forward on the side elevation at 195). Privacy and outlook are not therefore an issue in respect of 195 Casterton Avenue.

With regard to the dwelling at the rear, 2 Fairfield Drive, this property is set further back, has no windows on its side elevation at 1<sup>st</sup> floor level and will not therefore be affected in terms of privacy and outlook.

Privacy and outlook are not considered to be an issue.

#### *Highway issues*

A new vehicular access and off-street parking area are proposed at the front of the dwelling off Casterton Avenue. There are highway trees at either side of the proposed vehicle crossing. The applicants have stated that no trees will be affected.

The Highway Authority raises no objections on highway grounds. The formation of the new access will require the construction of a vehicle access crossing; a note can be attached to the decision notice to that effect if approved.

#### **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 nos: 0517/002/A2 and location plan received 30/01/2017 and 0517/003/A1/Rev F received 20th March 2017.
3. The 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.

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