

Application Recommended for Approval
Cliviger with Worsthorne Ward

Full Planning Application

Retrospective application for the retention of utility room extension to side of dwelling.

THE CONIFERS, GORPLE ROAD, WORSTHORNE, BURNLEY

Background:

The utility room which is in the process of being built would normally be permitted development not requiring consent; however, there was a condition attached to the original permission when the dwelling was granted (12/98/0324), taking away permitted development rights. The reason given for the condition was 'to enable the Local Planning Authority to reconsider any future proposal to alter the dwelling, in the light of the existing trees on the site and the restricted space around the dwelling'.

The application has been submitted as the result of an enforcement enquiry.

Objections have been received.

Relevant Policies:

Burnley Local Plan Second Review

GP2 - Development in the Rural Areas

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Site History:

12/98/0324 – proposed bungalow – c/c

APP/2006/0037 – proposed bedroom extension – granted

Consultation Responses:

Neighbours – 2 letters received from neighbouring properties (*nos. 2 and 3 Gorple Green*) objecting to the extension on the following grounds;

- Feel that the bungalow (originally a 2-bedroomed bungalow) which has already been extended (bedroom extension to front and conservatory to rear) is now becoming intrusive (*no.3 Gorple Green*).
- The build is facing the only outward looking window from our property and this is resulting in loss off sunlight
- from our property (*no.3 Gorple Green*).
- Due to the elevation of The Conifers in relation to our property, without consideration of footings, this could result in the retaining wall collapsing (*no.3 Gorple Green*)
- Properties 2, 3 and 4 Gorple Green have all had extensions to the rear of the properties and the submitted plans are out of date (*no.3 Gorple Green*).
- As our house is set lower than their plot, their new extension with its location near to our back garden wall over shadows our garden further reducing the light we have (*no. 2 Gorple Green*). We are already compromised by the conifers

that form the boundary between the two dwellings; the location of the extension has impacted negatively on the outlook from the back of the house.

- Feel that the extension will impact negatively on the sale and value of our property (*no.2 Gorple Green*).

Planning and Environmental Considerations:

The property is a bungalow that was granted approval within the grounds of Moorside (adjacent property) in 1998. The bungalow has been extended over the years. The utility room to the side of the property which is the subject of this application is almost complete.

The proposed extension (the subject of this application) would normally be permitted development and only requires consent due to the condition attached to the decision, when the original bungalow was granted approval, taking away permitted development rights.

An application for a bedroom extension at the front of the property was granted in 2006 and a conservatory at the rear of the property was built in 2011 (a planning application was not received, however as the conservatory was built more than 4 years ago it is exempt from enforcement action).

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

Design / materials

The single storey utility room extension to the side of the property is being built 3m away from the boundary with the properties on Gorple Green. The extension is 2.3m in width across the front elevation and extends out by 3.45m on its rear elevation. The rear elevation is on line with the original rear elevation of the dwelling and the extension is 5.7m in depth.

The materials are render for the elevations with concrete roof tiles to match the existing dwelling. The extension has a gabled roofline.

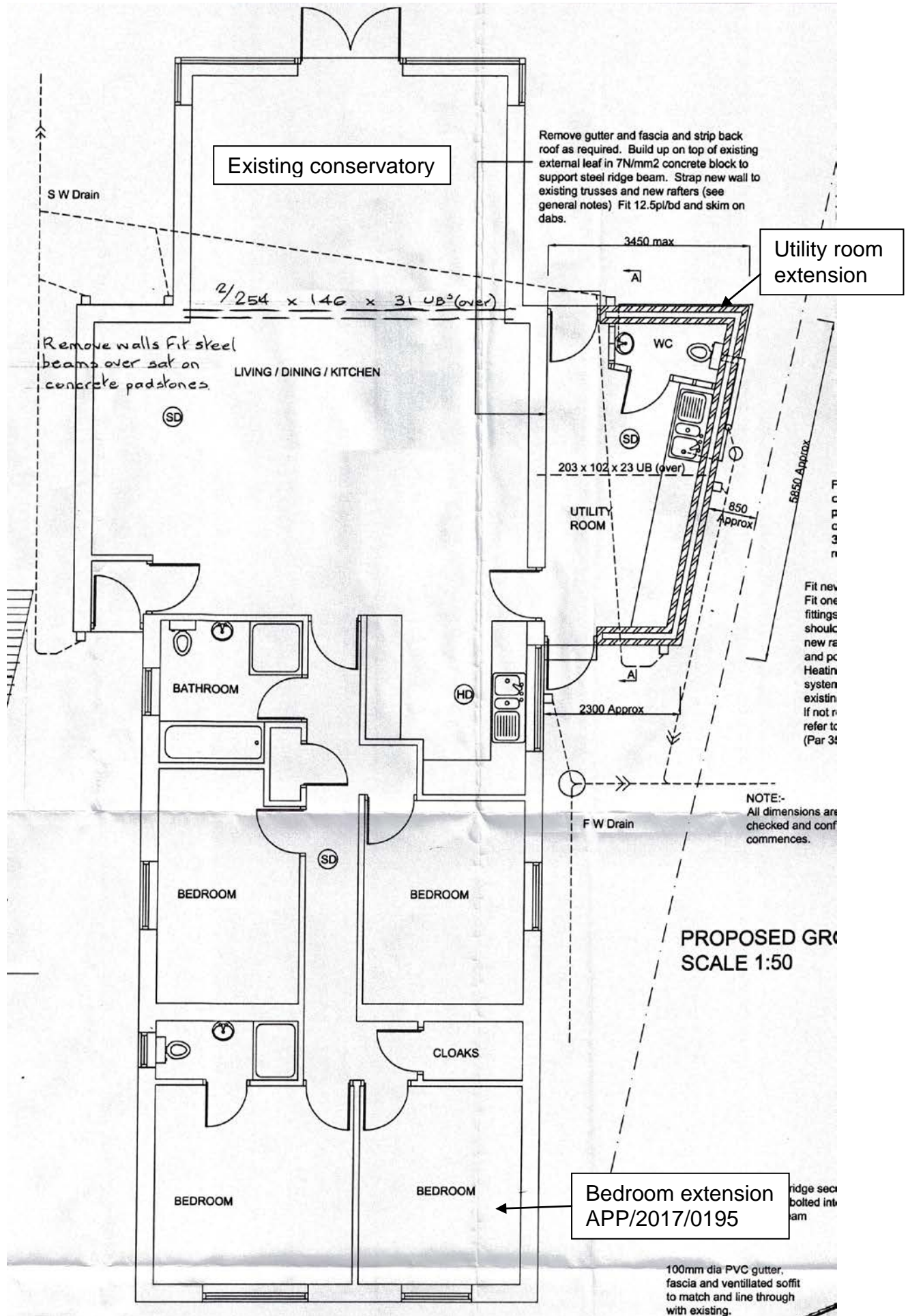
The design and materials are considered to be acceptable.



the side utility extension from the front



the extension looking from the rear



Privacy/outlook

There are no windows proposed on the side elevation of the extension which is on the elevation facing the rear of properties on Gorple Green. There is a glass door on the front elevation of the utility room and one on the rear.

There is a gap of 3m between the side elevation of the extension and the boundary with properties on Gorple Green. There is a high conifer hedge between the rear of the properties on Gorple Green and the application property which is on land within the curtilage of the application property; this hedge has recently been cut back by the occupiers of no.3 Gorple Green along their boundary (see below).

Nos.2 and 3 Gorple Green have had rear extensions built taking them nearer to the rear boundaries of the properties. The utility room extension is located mainly to the rear of no.3 Gorple Green and just slightly to the rear of no.2. The single-storey rear extension at no.3 Gorple Green extends out by 3.4m from the original rear elevation and has a balcony and is approx.5m from the boundary with the application property (see photos below).



views from the rear of no.3 Gorple Green

It is considered that the extension does not affect privacy/outlook or daylight for the properties on Gorple Green; there is a conifer hedge between the properties and no windows on the side elevation of the extension which is single-storey.

Conclusion

The extension, which would normally be permitted development, is considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation

That the application 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: TC/1A, TC/2 (location plan), TC/3 & TC/4 received 18 April 2017.

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.

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