

**Application Recommended for APPROVAL**  
Cliviger with Worsthorne Ward

**APP/2016/0409**

Full Planning Application  
Proposed 2 storey extension to rear.  
28 HILL CREST AVENUE, CLIVIGER

**Background:**

The application seeks permission to construct a two storey rear extension along its gable elevation and the site is located to the end of the row. The area is characterised of mix architectural designs and the scales of these dwellings/extensions are different. Matching materials to the original dwelling are proposed and acceptable.

The extension would increase the ground floor accommodation to facilitate an additional open plan living area and bedroom above.

The proposed ground floor was approved under the Larger Homes Extension in 2016, however this application considers the 2 storey extension development.



Amended drawings have been received.

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 Conversions of Existing Single Dwellings

National Planning Policy Framework

**Site History:**

**NOT/2015/0529:** Householder Prior Approval. Proposed single storey rear extension.

**APP/2006/0196:** Proposed erection of four bedroom detached house with integral double garage (granted).

**Consultation Responses:**

*A neighbouring resident* – objects on the following grounds:

- Height of extension will tower over garden area.
- Blocking natural light & sun.
- Impact on living conditions.
- Visual impact to neighbourhood.

**Planning and Environmental Considerations:**

The NPPF states *“within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking”*. Amongst these 12 principles, it further goes on and states that: *“planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*

The main planning issues are considered to be the visual impact/design, impact on neighbouring amenity and whether the proposal would respect the existing character and setting.

**Visual Impact and Design**

The extension proposed is considered to be acceptable. The extension will reflect the shape and form of the dwelling and will not significantly harm its character and appearance. Being situated at the rear of the property it would be visible from the street scene on Hollins Avenue, but would not have an unacceptable impact on the street scene.

Although the scale of the extension would be large and the appearance of the host dwelling would be changed significantly, the changes when seen in context would not cause serious harm to the appearance and character of the host dwelling or the surrounding area

The proposed extension would create an elongated attachment to the gable elevation. The extension would project 5193mm with a maximum height of 6250mm to the ridge. However, the proposed roof line will be set lower than the original roof of the dwelling.

The width of the extension would be 4715mm and in relation to the width of the dwelling this is less than 50%.

In conclusion the extension reflects the shape and form of the existing dwelling and not visually disproportionate and thus comply with the aims and intentions of Policy H13. The application is thus acceptable in this regard.

### **Impact on the Residential Amenity**

No windows are proposed to the rear elevation of the proposed extension and the extension will be set 1008mm from the boundary. The current outlook from 39 Red Lees Avenue is from the front elevation of the property and the conservatory is located at the gable elevation which is an addition to the property. The property benefits from good open space in particularly along Hollins Avenue.

The existing outlook and light into the conservatory is limited at ground floor level due to high level boundary screening. Therefore, while the erection of a 2-storey extension would extend towards the boundary it would not be overbearing, since the proposal would exceed the boundary shrubbery by 5.5m and will maintain a distance of 7.3m to the conservatory. Taking account of the open aspect along Hollins Avenue and the fact the conservatory is not classed as a principle habitable room, I find that further restriction on outlook would be negligible and the levels of natural light are unlikely to be further compromised. On this basis I do not consider that the proposal would result in a significant enclosing or shading effect upon the conservatory. I am satisfied that the changes would not harm the living conditions of the current and future occupiers of 39 Red Lees Avenue.

The proposal raises no significant concerns in respect of any impact upon the adjacent neighbours. No objections have been received from the residents to this effect.

### **Conclusion**

It is considered that proposed extension to the dwelling is of a good design and will not harm the character of the area. It is also considered that the proposal will not harm neighbouring residential amenity or highway safety. It is therefore concluded that planning permission should be granted.

### **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 shall be carried out in accordance with the following approved plan: **153108/A1/2.000C, received 09 October 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.