

**Application Recommended for APPROVAL**  
Ward

**APP/2017/0247**

Full Planning Application  
Re Submission - Proposed single storey extension and porch  
54 BURNLEY ROAD BRIERCLIFFE

**Background:**

The proposal is for the erection of single storey side/rear extension forming an L shape and a small porch is to be erected at the front.



**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

NPPF

**Site History:**

No relevant history

**Consultation Responses:**

Neighbouring no.52 Burnley Road objects to the proposal on the following grounds:

- The proposed extension would be a significant detriment to no.52, having minimal gap between both extensions.
- The proposal would lead to considerable overlooking and overshadowing.
- Loss of privacy
- Loss of natural light
- Kitchen fumes from the proposed extension will be directed through extraction fan
- Noise and disturbance from proposed kitchen

**Planning and Environmental Considerations:*****Principle of development***

The proposal seeks permission to construct a porch, side and rear extension and in this case the impact of the development on the host dwelling and the character of the wider area is to be considered.

New development should deliver good quality design and safeguard the amenity of existing development. Policy expresses that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers. Care should therefore be taken to ensure that any alteration does not result in significant loss of sunlight, daylight or overshadowing to the property or its neighbours. Furthermore, development should not be overbearing, or result in unacceptable overlooking or loss of privacy.

***Character and Design***

The proposed single storey side extension follows general policy and guidance in that it is set back from the existing front elevation of the property, which is in keeping with the character of the existing property and is considered acceptable in terms of design and appearance.

The rear part of the extension will only project 2450mm and the roof design will wrap around. However, if the side extension is discounted then this rear element would be considered to be permitted development.

The proposed materials consist of blockwork with render finish and blue slate roof tiles to match the existing property. The proposed materials are considered acceptable.

The porch comprises a total floor area of 2.8m<sup>2</sup> and would have a traditional pitched roof design. The porch and front elevation of the side extension will be constructed from stone to match the dwelling

The extension takes a similar form and design of the existing dwelling and all materials are proposed to match. Given the location of the property and the set back of the extension from the front elevation of the dwelling it is not considered that the development will result in any adverse or detrimental visual impacts within the street scene and would subsequently comply with the provisions of policy H13

Majority of the properties along this block all have similar rear extensions and this proposal appears to be no different. The precedent has been set and based on design there is no material reason to warrant a refusal.

### ***Residential amenity***

The proposed extension would maintain a gap of 1 metre between the adjacent dwelling and be positioned 5.5 metres from the southern boundary. Considering the separation distances involved and the size/mass of the extension it is not considered to have a detrimental impact on residential amenity for occupiers of dwellings to either side.



The rear extension would not protrude beyond the neighbours conservatory and therefore will have no adverse impact to residential amenity.

A small window and door is proposed to the western elevation of the side extension and therefore this does not have a detrimental impact from overlook into the adjacent dwellings private garden area or into the property.

### **Conclusion**

In light of the above, the proposed extension is considered to be acceptable and satisfies the requirements of the NPPF and local plan policies.

### **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: ***Drwg No.BR 54/4, B.R 54/1A, received 12 May 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