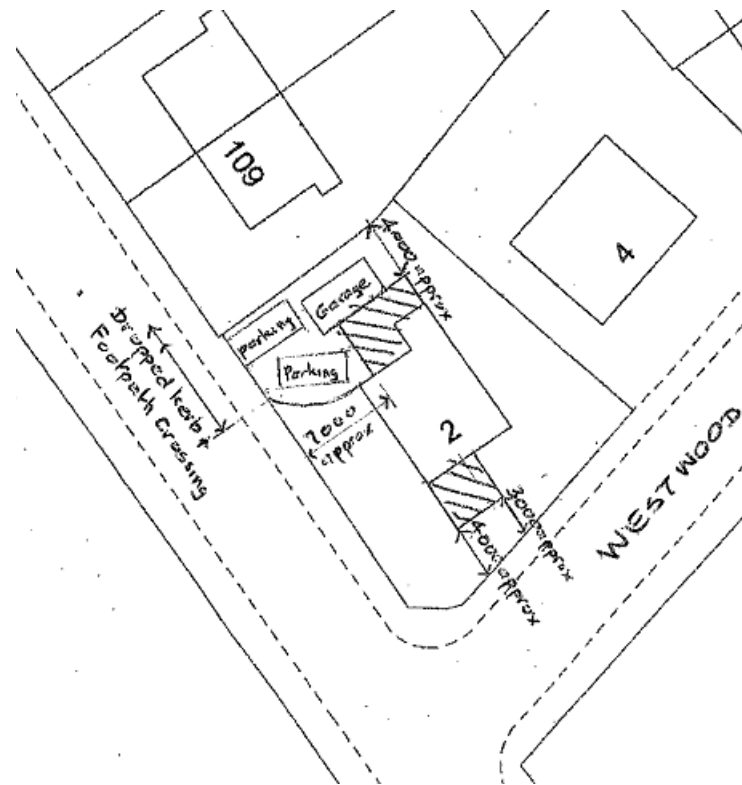


Full Planning Application

Proposed two storey extension, single storey extension and new roof to garage
2 WESTWOOD ROAD, BURNLEY

Background:

The proposal is to erect a single storey extension to the side elevation along Westwood Road and Double Storey extension facing Ighten Road with a new roof to the existing garage.



WESTWOOD ROAD - ELEVATION



IGHNTEN ROAD - ELEVATION



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

Burnley's Local Plan: Proposed Submission Document – March 2017

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

Site History:

No relevant history

Consultation Responses:

LCC Highways Burnley

The proposal retains 4 beds and 3 off street parking spaces, raising no highway concerns and therefore no objections are raised to the proposal.

Neighbouring resident objects on the following grounds:

- Loss of sunlight and daylight and overshadowing
- Increased overlooking and loss of privacy
- Increased flood risk

Planning and Environmental Considerations:

Principle

The application site lies within the built up area and the principle of extensions to existing dwellings is acceptable under Policy H13 of the Local Plan, subject to ensuring compatibility with the existing dwelling, character of the area and neighbouring amenity.

Design

Single Storey Extension

The proposed extension is considered to be well composed, proportionate to the size and scale of the host building and would have a roof with x2 velux roof lights. It is considered that the proposal would not be harmful to the appearance or the character of the existing dwelling house and is acceptable.

The proposed extension would be sympathetic to the original dwelling and would be of an appropriate scale in relation to the existing dwelling. The proposal would not cause any demonstrable harm to the character and appearance of the dwelling due to its use of matching materials (white upvc, facing brick, concrete roof tiles to match the existing house).

Two Storey Side Extension

The proposed side extension would match the eaves height of the main dwelling, however it would be set back from the front elevation by 1m and have a slightly lower overall roof height. It would join to the existing garage.

Due to lower height of the roof and the set-back, the extension would appear subordinate to the host property. The design of the roof is therefore considered acceptable as the development does not interrupt the regular built rhythm of the street and thereby does not appear incongruous. The proposed materials match those of the host dwelling and are acceptable.

Garage Roof

A new roof is proposed to the garage which will improve the design/appearance and will not have any further impact to the surrounding area.

Amenity

Single Storey Extension

It is considered that the proposal would not have any impact on the residential or visual amenities of either adjacent properties, in particular terms of loss of light, loss of outlook or by being overbearing.



Two Storey Side Extension

The side extension would not project beyond the rear wall of the property and it is noted that the neighbour does have a window to the side elevation which is obscurely glazed. The space between both properties would not be compromised and so no amenity space would be affected. It is appreciated that the land levels differ and the proposed site is located higher, however the neighbour already experiences such surroundings and the proposal would not significantly alter the situation to a point that a significant level of harm is being caused over and above the present situation.

As such, the side extension is not anticipated to have any detrimental impacts on amenity through over-shadowing, over-looking or an over-bearing impact.

No other surrounding properties will be affected by this proposal.



Rear of 2 storey extension

Parking and highway safety

The development would 4 bedrooms and therefore an increase in parking demand is not anticipated. The highway authority is satisfied with the proposal and request 3 off-road parking spaces will remain available at all times.

Consequently no further access, parking or highway safety concerns are identified

Conclusion

By reason of siting, scale and design I consider the proposed extension will be compatible with the character, layout, scale and design of the area. The proposal will also provide adequate standards of amenity and privacy for the occupants. The proposal therefore accords with the local plan policies.

Recommendation:

That planning permission be granted

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 WR2/5, W.R2/2A & W.R2/1A, received 20 October 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.