

Application Recommended for Approval

APP/2017/0569

Queensgate Ward

Full Planning Application

Conversion of garage to reception and entrance hallway, construction of front porch and dormer to rear of property

48 LINDALE CRESCENT BURNLEY

Background:

The property is a small semi-detached bungalow with an integral garage.

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

Proposed submission Local Plan (emerging Local Plan)

SP1 - Achieving Sustainable Development

SP4 - Development Strategy

SP5 - Development Quality and Sustainability

HS5 - House Extensions and Alterations

IC3 - Car Parking

Site History:

None.

Consultation Responses:

Highway Authority - The loss of the garage will be compensated by the availability of forecourt parking, however I noted, during my visit to the site, that the footway had not been altered to accommodate this additional parking I would therefore request that the following condition be attached to any permission that may be granted.

1 No development shall commence until the parking areas associated with the site is fully accessible by means of a properly constructed dropped crossing. Reason to maintain the proper construction of the footway and reduce the likelihood of damage by vehicles crossing the footway.

Neighbour (46 Lindale Road) – Has no objection to the majority of the proposals, but is concerned about the proposals for the porch. Because the proposed porch will be right on the boundary of the two properties (centrally over the garage), this will seriously affect my options for the future development of a similar porch, or would be overbearing to a window that would replace the garage door. A porch, or two individual porches, to the centre of the houses would look ridiculous and would not enhance the frontage.

Planning and Environmental Considerations:

The semi-detached bungalow is within a residential area on Lindale Crescent which is located off Windermere Avenue. The existing property has an integral garage (see below) with a paved area at the front of the property. The proposals involve changing the garage to a reception area and hallway together with the erection of a porch and the erection of a dormer extension on the rear elevation.

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



nos. 46 and 48 Lindale Crescent (as existing)

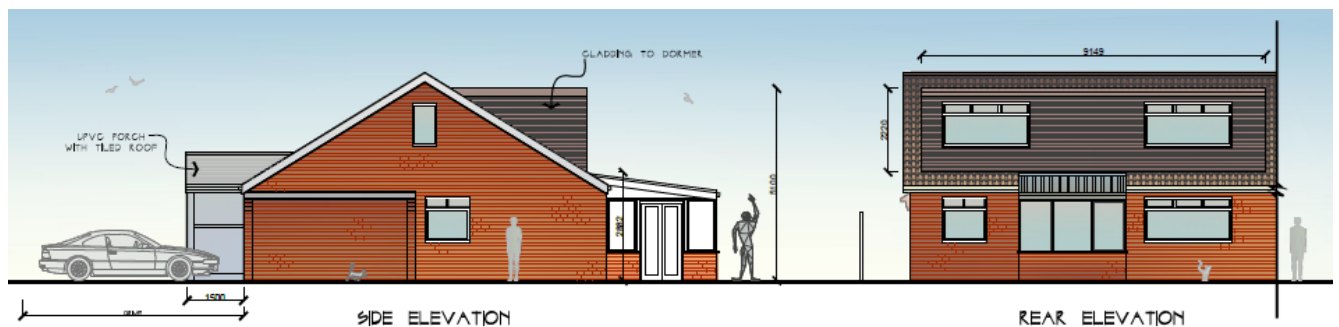


*shows the garage next door changed to a window
no.46*

*proposed front elevation
no.48*



existing rear elevation



proposed side and rear elevations

Design/materials

The proposals involve the erection of a dormer on the rear of the dwelling which would be below the ridge of the property, have a flat roof with two windows with the dormer being constructed and clad in timber.

The front porch is proposed in place of the existing garage door; the garage is to be changed to form a hallway and reception room. The porch would be 2.957m in width and extend out from the front elevation by 1.5m; the porch would be constructed in UPVC glass with a pitched tiled roof.

Three roof lights are also proposed on the front elevation of the property.

The design of the porch and dormer are both considered to be acceptable. The front porch is considered to be sympathetic to the bungalow and has been designed in glass so that light will penetrate through. Should the occupier of the attached semi-detached bungalow decide to change the garage door to a window the porch would still meet the 45 degree rule when taken from the centre of the window. The porch would be built on the owners land and would not interfere with the attached occupiers plans (to change the garage door to a window or build a porch in front of the garage door).

Privacy/outlook

The rear dormer is quite a distance from properties at the rear and will not be an issue in terms of privacy and outlook.

The porch at the front would be glass and will not affect privacy and outlook for next door; as mentioned above, should the occupier of the attached semi-detached property decide to change their garage door to a window the porch would still meet the 45 degree rule when taken from the centre of the window.

Privacy and outlook are not considered to be an issue.

Highway issues

The existing garage is to be changed into living accommodation, however there is off-street parking available in front of the property. The property has two bedrooms at present, this will increase to three; two off street parking spaces are required therefore and these can easily be provided on the forecourt at the front of the dwelling.

The Highway Authority have no objections to the proposals subject to the construction of a dropped crossing (which would be the subject of a condition).

Conclusion

The proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

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 No: LIN(22) E/P 01, (Existing) LIN(22) E/P 01, (Proposed),
3. No development shall commence until the parking area associated with the site is fully accessible by means of a properly constructed dropped crossing.

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. To maintain the proper construction of the footway and reduce the likelihood of damage by vehicles crossing the footway and in accordance with policy TM15 of the Burnley Local Plan Second Review and policy IC3 of the emerging Burnley Local Plan.

