

Application Recommended for Approval

APP/2017/0511

Rosehill with Burnley Wood Ward

Full Planning Application

Proposed single storey extension and porch (re-submission of APP/2015/0367)

72 ROSEHILL ROAD, BURNLEY

Background:

A single-storey extension is proposed at the rear of the property together with a porch at the front. The property is adjacent to public footpath (no. 98).

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)

HS5 - House Extensions and Alterations

SP5 - Development Quality and Sustainability

IC3 – Car Parking Standards

SP1 - Achieving Sustainable Development

SP4 - Development Strategy

Site History:

APP/2015/0367 – proposed single-storey extension and porch – withdrawn

Consultation Responses:

Neighbouring resident (76 Rosehill Road) – Concerned about the hedge and a rose type bush that have been left to grow into the footpath at the side of the property. Also concerned about the size of the extension and any possible impact on utilities. Also on the submitted plans there is a gap indicated between the side of no.72 and the public footpath, and I am not sure there is such a gap.

Burnley and Pendle Ramblers - I and another member of the Ramblers group have been to inspect the site and how it would impact on the footpath immediately adjacent to the property.

First of all, there is no distinguishable signage indicating that a public footpath exists and the entrance to the path is restricted by an overgrown hedge. As you walk further down the path, it gets easier to access although it is still very narrow.

We have no objections to the proposed plan providing the width of the path is maintained and the hedge cut back. The current fencing would have to be replaced and an application for temporary closure would be required during the work.

Highway Authority – The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway grounds.

Planning and Environmental Considerations:

The property is a detached bungalow in a residential area where there is a mix of house types. There is a public footpath to the right hand side of the dwelling, between the application property and no.74 Rosehill Road which goes to the open land at the rear of the properties and links with other public footpaths in the area.

The proposal involves the erection of a large extension at the rear/side of the property to provide an extended bedroom with on-suite, an extension to the living room and an additional bedroom. A small porch to the front of the property is also proposed.

The main considerations are design/ materials, privacy/outlook/daylight and the affect the extension would have on the public footpath at the side of the property.

Design/materials

The existing bungalow has rendered elevations with a hipped slate roof; there is an attached garage (with storeroom behind) to the left hand side and a small extension to the right hand side of the dwelling (see below).



front of 72 Rosehill Road

The proposed porch is 2.4m in width and 1.5m in depth and has a hipped roof. A window is proposed on the front elevation, another window on the side elevation facing no.74 Rosehill Road and a door on the elevation facing no.70 Rosehill Road.



rear of 72 Rosehill Road

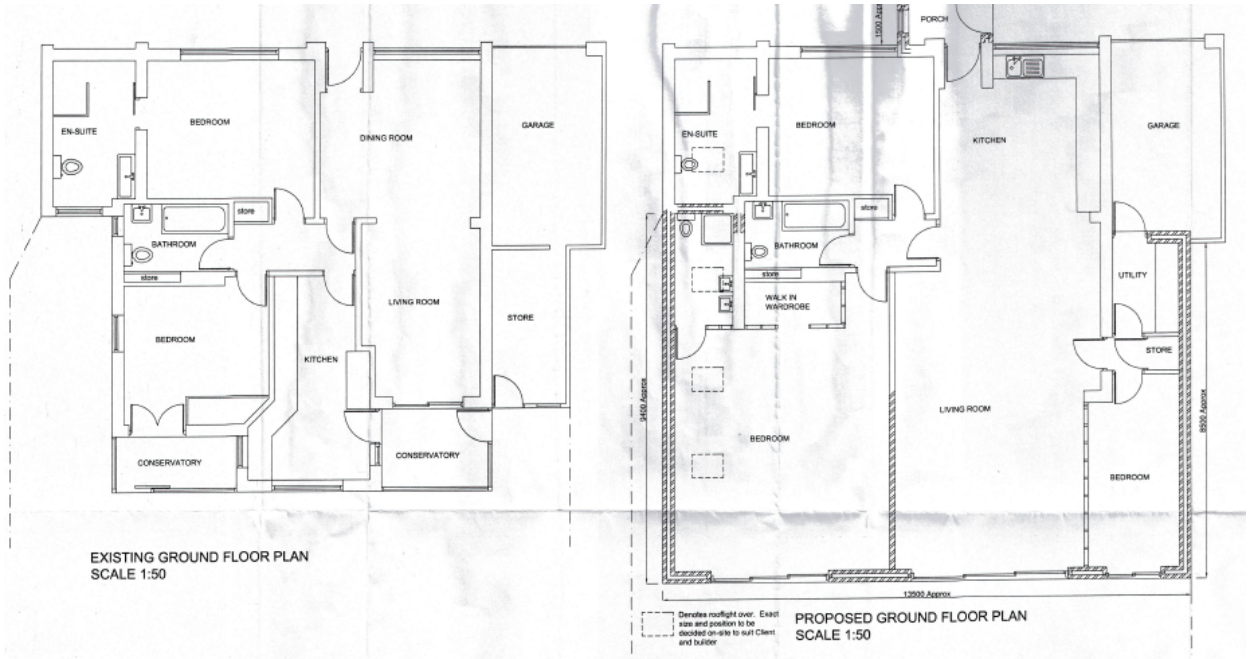
The proposed rear extension would extend out to the side which is adjacent to the public footpath so that it is in line with the existing side extension (en-suite), which would still leave a gap between the boundary fence and the footpath down the side. On the other side the extension would follow the line of the existing store (at the rear of the garage). The extension would extend out by approx. 2.4m from the rear of the existing bungalow and would be 13.5m in width.

The existing property has a hipped roof with the four sides of the roof coming to a point in the centre. Following the extension the roof would still be hipped but with a ridge. The side extensions would have pitched roofs including over the existing flat roofed garage. Four roof lights are proposed over the side of the extension which is nearest to the footpath. The roof of the extended property will be at the same height as the existing roof.

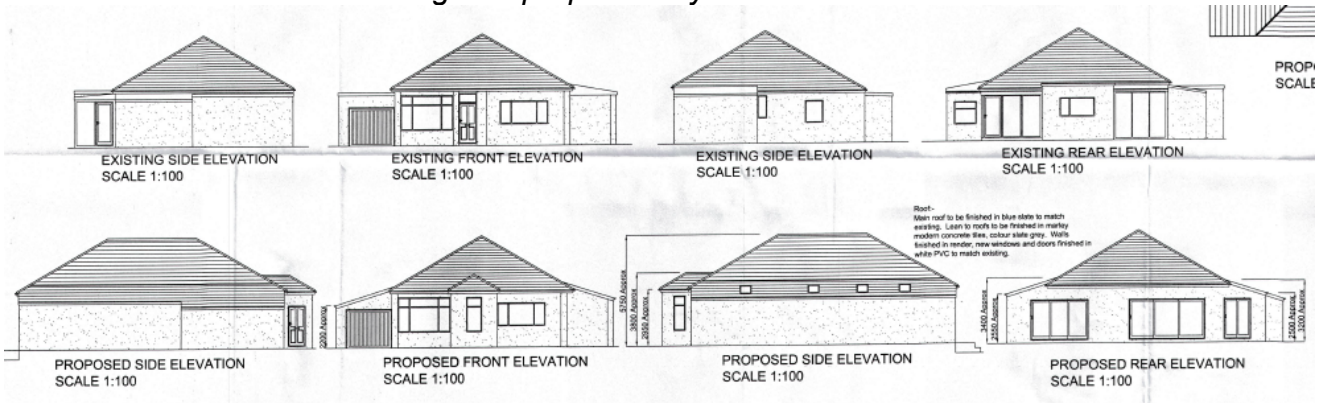
The proposed materials are render for the elevations and blue slate for the roof, both to match the existing dwelling.

The internal arrangements of the bungalow will be altered to provide larger rooms and an additional bedroom.

The design and materials are considered to be acceptable.



existing and proposed layout



existing and proposed elevations



looking from the rear of the property towards no.70 Rosehill Road

Privacy/outlook/daylight

There are no windows on the side elevations of the extension just windows on the rear elevation, therefore privacy is not considered to be an issue.

Outlook is not considered to be an issue for neighbouring properties; no. 70 has a similar rear extension with no main habitable windows on the side elevation and there is a footpath and high fence on the boundary with no.74 Rosehill Road.

Public footpath

The existing footpath to the side of the property which goes to the fields at the rear is quite narrow for the first stretch and is encroached on by a privet hedge to the side of the applicant's property. As you walk further along the footpath between nos. 72 and 74 the footpath opens up slightly and, the footpath is still narrow as it is between buildings which are alongside the path; the line of the footpath then goes slightly to the side. The proposed extension would follow the line of the existing en-suite side extension which would be approx. 0.8m from the edge of the footpath.

If the footpath needs to be closed whilst the building work is undertaken then the applicant would need to apply for a temporary closure. The planning authority does not have any control over the maintenance of the footpath and the cutting back of the adjacent hedge.



no.74

the footpath looking back towards Rosehill Road

no.72



the footpath looking toward the fields showing it bending slightly to the right

Conclusion

Although the extension would be nearer to the footpath there would still be a gap between the path and the extension, and the extension is only single-storey (2.55m to the eaves - the applicant could build a wall up to 2m without planning consent) therefore it is considered that on balance the extension is acceptable.

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: Location plan, existing and proposed site plans and drawing no. R.R 72/1 received 20 Oct 17

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.

