

Application Recommended for Approval
Briercliffe Ward

APP/2018/0345

Full Planning Application
Proposed 1st floor side extension
5 CLOCKHOUSE COURT BURNLEY

Background:

The application relates to a detached house.

Objections have been received.

Relevant Policies:

National Planning Policy Framework
Burnley Local Plan
HS5: House Extensions and Alterations
IC3: Car Parking Standards
CC5: Surface water Management

Site History:

APP/2014/0169: Proposed single storey extension - Granted

Consultation Responses:

Neighbouring residents – Letters from 3 neighbouring residents. Two, from residents at the rear make objections, summarised as follows:

- Loss of privacy; overlooking
- Over-looking back garden and conservatory.
- Over-shadowing; loss of sunlight
- Noise and disturbance.

One letter from a side neighbour expressing concern about possible rain-water run-off from proposed hardstanding/parking space at the front of the dwelling.

Planning and Environmental Considerations:

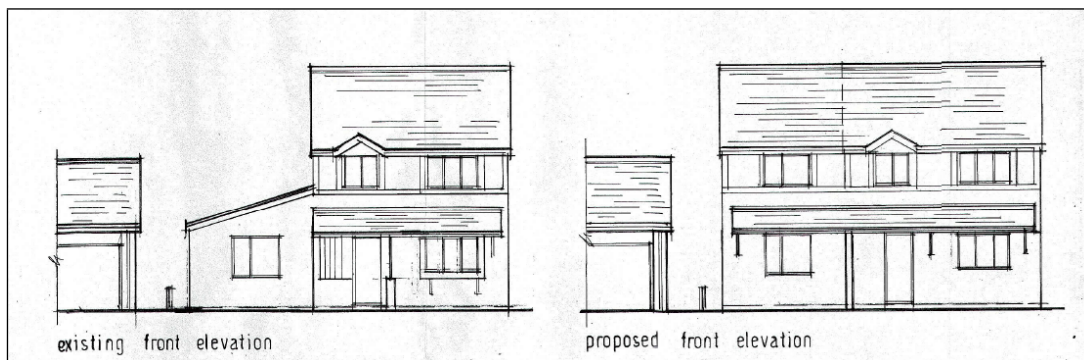
The application relates to a detached house at the head of a cul-de-sac. The house is two-storey; there are similar houses to the rear and single storey houses to either side.

Due to the hill-side location, the houses to the rear are at a higher level, with floor levels around one metre higher than the application site.

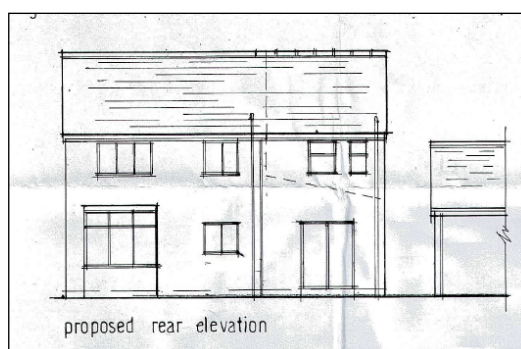
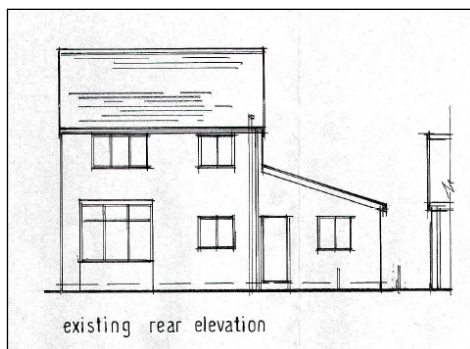


Application site

The house has a single storey side extension, set just inside the side boundary. The present proposal is to build a first floor extension above the existing side extension in design that lengthens the existing building in the same form, materials and window pattern.

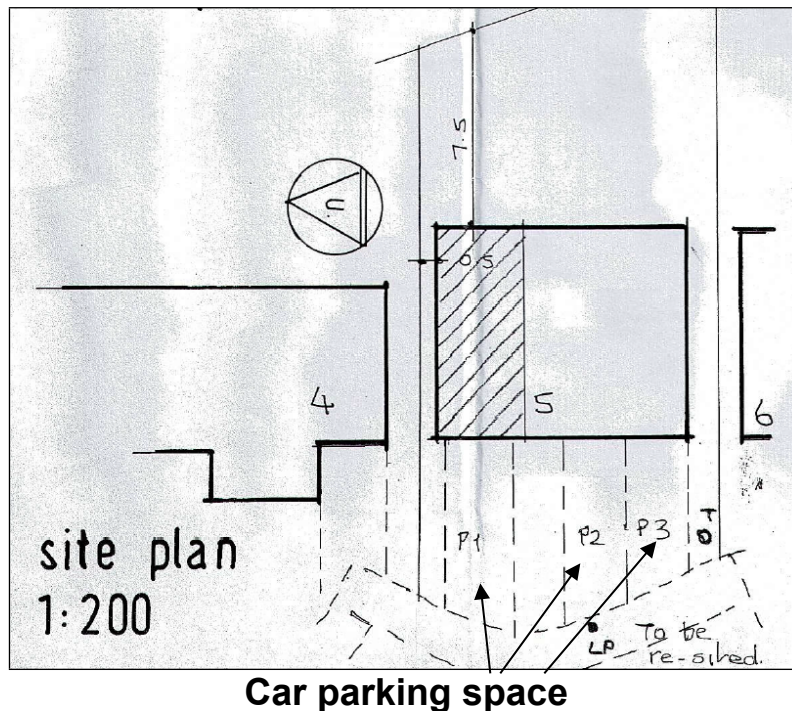


Existing Front Proposed



Existing Rear Proposed

An additional car parking space would be created in the forecourt.



Policies and Assessment

Policy HS5:

Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5.

The proposed extension would be built in materials of a suitably high quality to match the existing building.

The Council will permit extensions and modifications to existing residential properties where:

- (a) *The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;*

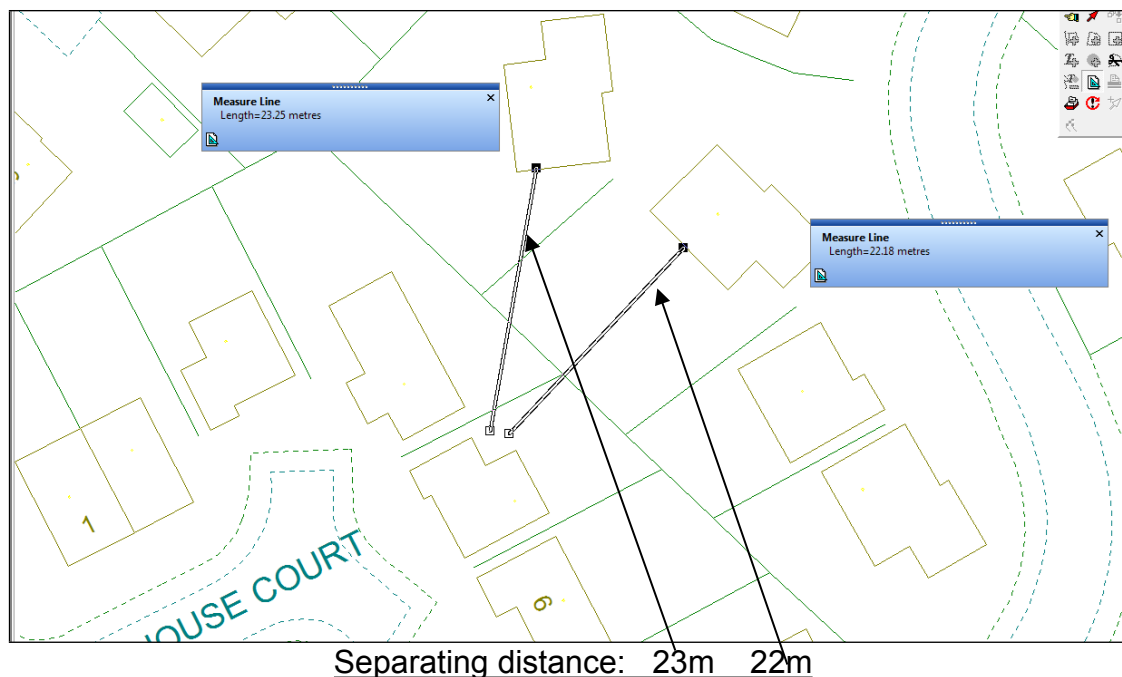
The proposed extension would not be subordinate, however, the proposal would create a building having a reasonable degree of symmetry and proportion which would enhance the street scene.

- (b) *The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;*

Design, style, materials and general external appearance would match the existing building and surroundings.

- (c) *The proposal will not have an detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);*

The separating distance set is 20m (privacy); 15m (outlook). These are exceeded in this proposal, which is therefore in accordance with the policy. The relationship of the dwellings is shown below.



- (d) *The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does create a danger to pedestrians, cyclist or vehicles;*

Policy IC3 sets a requirement for 3 spaces for the now four-bedroom house, which would be complied with by provision of the additional, forecourt car space.

and

- (e) *The proposal does not lead to an unacceptable loss of useable private amenity space.*

Generous rear garden space would remain.



Rear garden

Other matters

Vehicular hard-standings have the potential to exacerbate problems associated with surface water run-off and the concerns of the neighbour are understood. A condition is recommended to require attention to this matter. And, to ensure appropriate quality of external appearance, a condition is recommended in relation to matching materials.

In conclusion the proposal would enable the creation of four-bedroom dwelling house with minimal (if any) harm to residential amenity.

Recommendation:

That planning permission be Granted subject to the following conditions:

Condition

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 application drawing showing existing and proposed plans and elevations; and layout of 3 car parking spaces, received 18 July 2018.
3. Notwithstanding any submitted details on drawings referred to in Condition 2, any vehicle hardstanding shall be formed of permeable material, and means (curbs or other device) shall be provided to prevent any excess surface water (as may arise in storm conditions) from flowing onto the highway or other adjoining land.
4. The facing brick and roof tiles used in the development shall match the corresponding materials of the existing building.

Reason

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. To ensure provision for sustainable drainage, thereby helping to avoid localised surface water flooding and addition to flooding downstream of the site, in accordance with Policy CC5 of the Burnley Local Plan (2018) and in the interests of Highway Safety.
4. In the interests of visual amenity and high quality development in accordance with Policy HS5 of the Burnley Local Plan (2018).

AR

8.10.2018