

**Application Recommended for Approval**  
Queensgate Ward

**APP/2018/0398**

Full Planning Application  
Proposed kitchen extension  
20 MANSERGH STREET BURNLEY

**Background:**

The application relates to a mid-terrace house.

An objection has been received.

**Relevant Policies:**

National Planning Policy Framework  
Burnley's Local Plan (2018)  
HS5: House Extensions and Alterations  
IC3: Car Parking Standards

**Site History:** No applications.

**Consultation Responses:**

Neighbouring residents – Letter from the owner of an adjoining house making objections, summarised as follows:

- The size of the extension (75% of the yard) is totally unsuitable.
- It is unfair that this extension, if approved, would leave the rear lounge and kitchen in virtual darkness.
- The houses were built as pairs and a kitchen extension in its correct place would be acceptable.

**Planning and Environmental Considerations:**

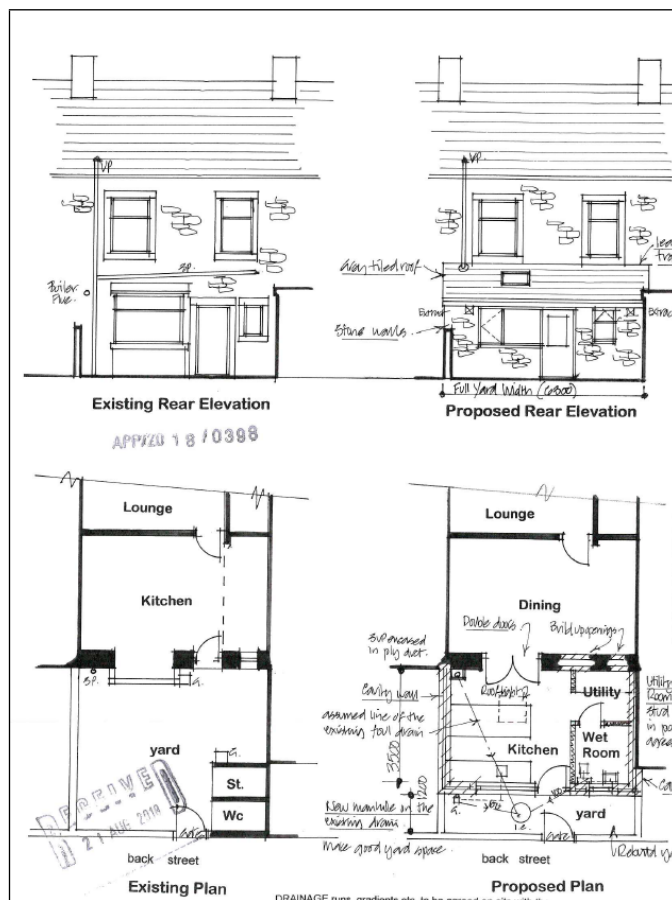
The application relates to a mid-terrace house; a rear extension is proposed in the rear yard area. There are rear extensions at No.18, alongside the boundary and at No.22 across the yard.



Application site

Extensions at adjoining houses

The proposed extension would extend across the full width of the yard and 3.9m along the yard. This would leave a small yard around 1.2m wide; 5.8m across. The extension would have stone walls and a grey tiled lean-to pitched roof.



Existing and proposed

## 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 extension would be of a traditional 'bricks and mortar' construction meeting current standards of material quality and sustainability, and would be in accordance with SP5.

*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 small rear extension is subordinate

- (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;*

The extension would be in keeping with the host dwelling and terrace

- (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 one flank wall of the extension would adjoin an existing extension at No.18 for most of its length and there would be little (if any) impact on that property.

The other flank wall would adjoin the open yard area of No.22. The rear of the terrace faces north west; so that the extension would be on the southerly side of that property, and there would be some loss of late afternoon sunlight and a small reduction in daylight. There would be no overlooking or loss of privacy resulting from the proposal.

- (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;*

There would be no impact on parking.

and

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

The small amount of rear yard retained would be sufficient for normal bin storage arrangements/cycle storage/sitting out; though minimal, it would be acceptable.

#### *Representations and conclusion*

The opinions expressed by the owner of the neighbouring dwelling are understandable. A narrower extension, along one half of the rear yard, away from the boundary with his property, would have less impact than the present proposal. There are three rear extensions to the terrace, all in the narrow form. However, judged on its merits, as it should be, the proposed extension would provide an attractive outbuilding, blending well with the terrace, and without the substantial harm to residential amenity that should warrant refusal of the application.

#### **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 drawings, namely: drawings number: 18/110/2 (Section and Location Plan); 18/110/1 (Plans and Elevations), received 21 August 2018.
3. The external materials of construction (including stone, render and tiles) shall match those of the existing building in colour

**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. In the interests of visual amenity in accordance with Policy HS5 of the Burnley Local Plan.

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6.11.2018