

Application Recommended for APPROVAL
Coalclough with Deerplay Ward

APP/2018/0413

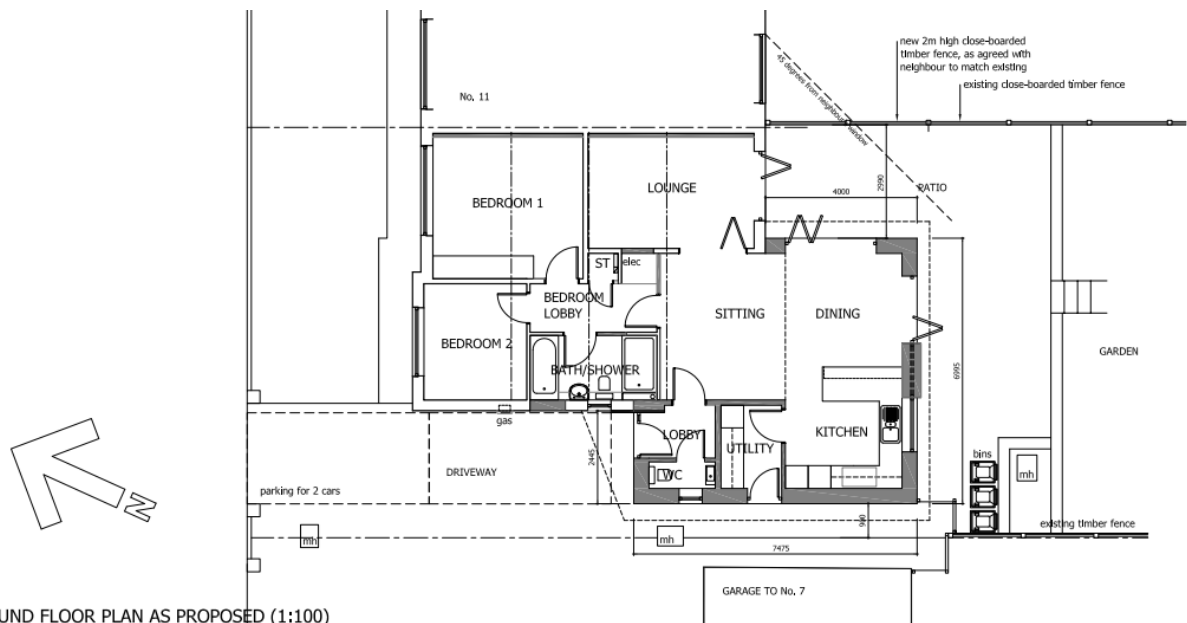
Full Planning Application

Demolition of existing garage/utility room and erection of single storey side and rear extension

9 MELLOR CLOSE, BURNLEY

Background:

The proposal is for a single storey extension to the side and rear of the dwelling. The existing utility and garage would be demolished and a new single storey extension would be constructed over the existing foot-print. The need for the additional living space is to provide improved accommodation facilities.



An objection has been received.

Relevant Policies:

Burnley Local Plan

HS5 – House Extensions and Alterations

IC3 – Car Parking Standards

Site History:

No relevant history

Consultation Responses:

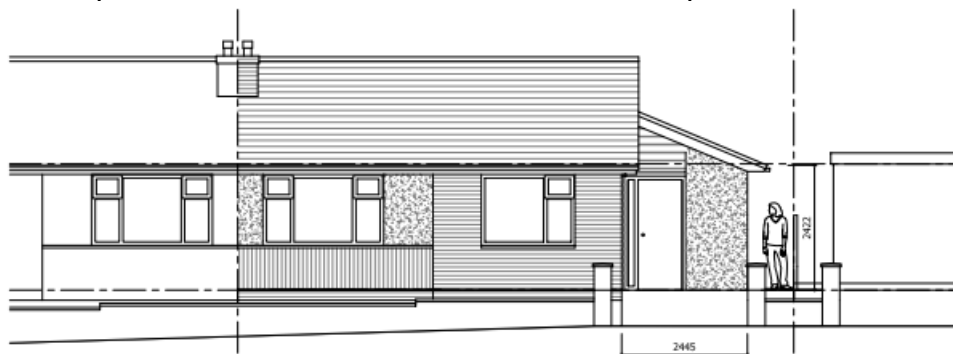
11 Mellor Close (adjoining property) have raised an objection in regards to the rear bedroom being converted into a lounge and the new patio doors from the dining room facing their garden which will impact on their privacy.

Planning and Environmental Considerations:

Policy HS5 of the local plan sets out that house extensions will be permitted where:

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

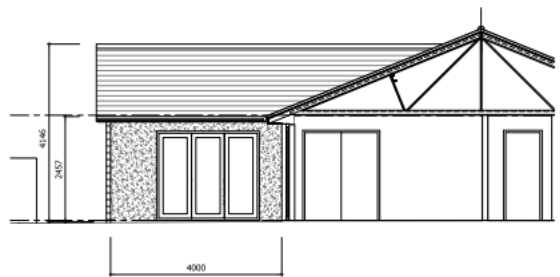
The extension is to the rear/side of the dwelling and single storey. It is of a modest size and set back from the front elevation by approximately 5.8m and the rear elevation would project up to 4m. The form of the original semi-detached property is retained and does not dominate the dwelling. The overall mass of the property would be larger than the adjoining property but not bear a significant impact. The symmetry of the pair of semis is not affected in terms of impact on the street scene.



NORTH



SOUTH



EAST

- 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;

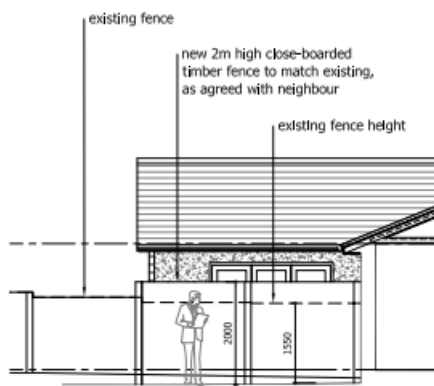
The existing dwelling is a traditional semi-detached house with a tiled hipped roof and rendered/cladded elevations. The proposed extension would have rendered elevations with a pitched roof. It's a medium sized extension, projecting 4 metres from the rear of the dwelling and 7.4 metres from the side elevation. The total width of the extension to the rear would be 6.9 metres and 2.4 metres to the front. However, it is single storey and well-designed which does not harm the surrounding area.

c) The proposal will not have a 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 adjoining semi at no.11 has an identical outrigger to the applicants existing garage and properties further down the cul-de-sac have similar scale extensions to the rear which are constructed up to the boundary. However, in this instance the extension is set away from the boundary by 2.9 metres and although the proposed patio doors in the elevation of the extension will face no.11, the impact will be negligible due to the 2 metre fence proposed between the properties and the outlook from this position will not be unduly affected

The proposal does not fall within the 45 degree angle of the rear bedroom window and on this basis there is no privacy issues





EAST FROM 11 MELLOR CLOSE



Neighbouring Extensions

The rear of properties are south facing so loss of light is not likely to be a significant issue.

The proposal will not have any impact to no.7 Mellor Close and the situation will not be any different to the existing.

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

The parking arrangements are not affected and will remain as existing with parking 2 vehicles on the drive way.

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

The property would have around 50sq metres of private amenity space remaining if the extension was constructed, which is adequate.

Conclusion

Having had regard to the above, it is considered that development in the manner proposed would not adversely affect the appearance of the host dwelling nor would it have a major detrimental impact on the amenities of neighbouring properties.

Recommendation:

That planning permission be granted 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, G Floor & Block Plan as Existing – A133 01 Rev A, received 29 Aug 2018***
 - ***Elevations as Proposed – A133 04 Rev C, received 30 Oct 2018***
 - ***Ground Floor, Roof + Block Plan as Proposed – A133 03 Rev C, received 30 Oct 2018***

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.