

Application Recommended for Approval

APP/2018/0223

Cliviger with Worsthorne Ward

Full Planning Application

Proposed demolition of garage, rear conservatory and erection of a two storey side and rear extension; re-submission of planning application (APP/2018/0007)

13 THE CRESCENT, WORSTHORNE, BURNLEY

Background:

A previous application (APP/2018/0007) for a larger 2-storey/single storey extension was refused in March 2018. This is a re-submission; the first plan submitted (APP/2018/0223) was not considered to be acceptable and an amended plan was submitted (on the 25th September 2018).

An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review

HS5 – House Extensions and Alterations

SP5 – Development Quality and Sustainability

IC3 – Car Parking Standards

TM15 – Development Strategy

Site History:

Relevant history;

12/1978/0032 – extension to dwelling to provide playroom for children – permitted development

APP/2003/0016 – proposed bedroom extension - granted

APP/2018/0007 – proposed demolition of garage and rear conservatory and erection of 2-storey side and rear extension incorporating balcony to first floor master bedroom - refused

Consultation Responses:

Highway Authority – Raise no objection on highway grounds.

Neighbour – The adjoining neighbour at no.11 objects for the following reasons:

- Loss of light; the proposed structure closest to my property will significantly reduce the amount of light entering my living room window.
- Loss of sunlight and overshadowing; I fear a significant reduction of sunlight entering my living room and also I am very concerned that my living room will be cast into deep shadow by the proposed construction. My garden will also suffer loss of sunlight.
- The extension would therefore have an adverse impact on my quality of life.

Planning and Environmental Considerations:

The property is an end quasi-semi located on the edge of Worsthorne village; it is just outside Worsthorne Conservation Area. The proposals involve the demolition of the existing garage at the side of the dwelling and the conservatory at the rear and the erection of a 2-storey side extension; the front porch is also to be enlarged and the existing windows both front and rear are to be replaced with a different style of window.

It is proposed to re configure the existing layout of rooms and gym and large lounge/dining area and kitchen at the rear together with the re configuration of the 1st floor to provide additional bathrooms.

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



front of no.13 The Crescent



existing rear elevation

Design/materials

The existing end quasi has a hipped roof and has been extended to the side in the past (single storey extension and then a 1st floor extension above); there is a conservatory on the rear and a detached garage to the side.

The garage and conservatory are to be demolished and replaced with a 2-storey side extension and a single-storey rear extension. The existing porch at the front is to be enlarged (see drawings on next page).

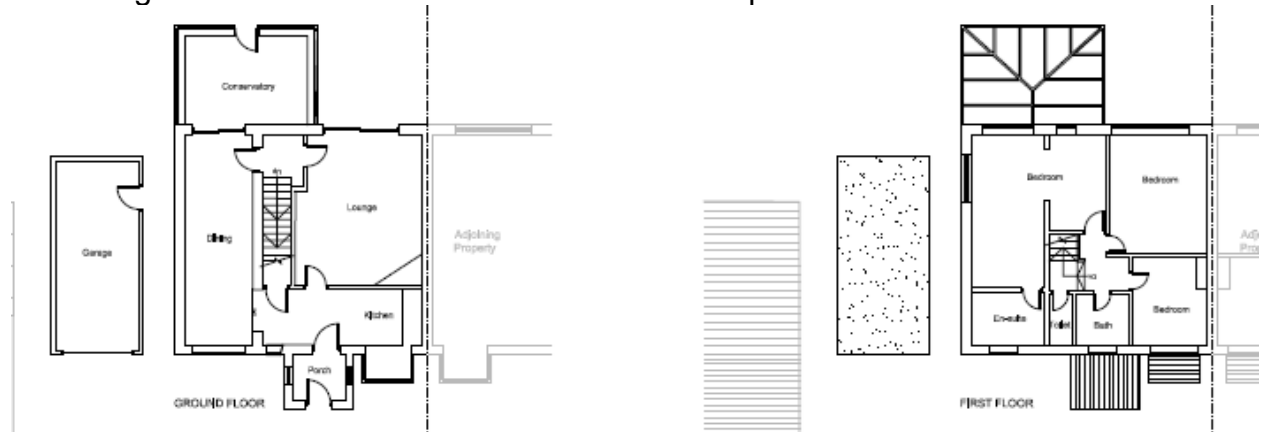
The proposed 2-storey side extension extends out to the side by 3m and is set back from the front elevation by 1m.; the 2-storey extension extends back as far as the existing (2-storey) rear elevation of the dwelling. The single storey section of the extension extends out from the rear elevation by 4.1m and extends across the full width of the rear of the dwelling (10.8m).

The roofline of the 2-storey extension is hipped and set at a lower level than the existing roof ridge. The roof of the single-storey extension is also hipped with a flat section incorporating three roof lights on top. The height of the 2-storey extension is 4.985m to the eaves and 5.859m to the ridge; the height of the single-storey extension is 2.84m to the eaves and 3.575m to the ridge.

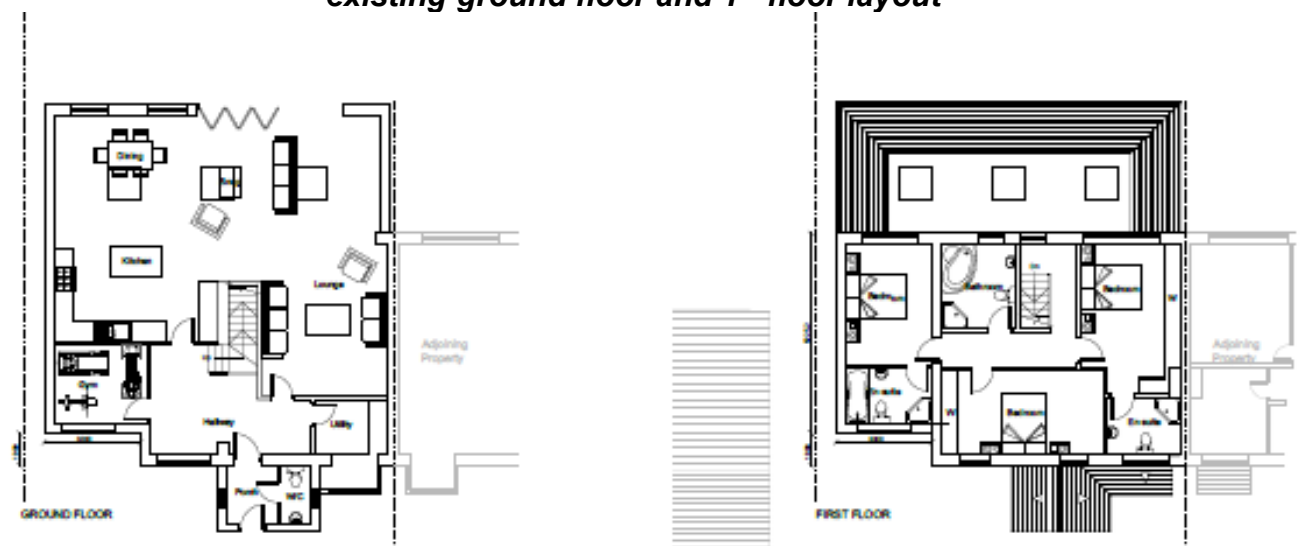
Existing windows on both the front and rear elevations are to be altered to a different style (see drawings on next page).

The proposed materials are render with stone detail for the elevations and slate for the roof; both to match the existing dwelling.

The design and materials are considered to be acceptable.



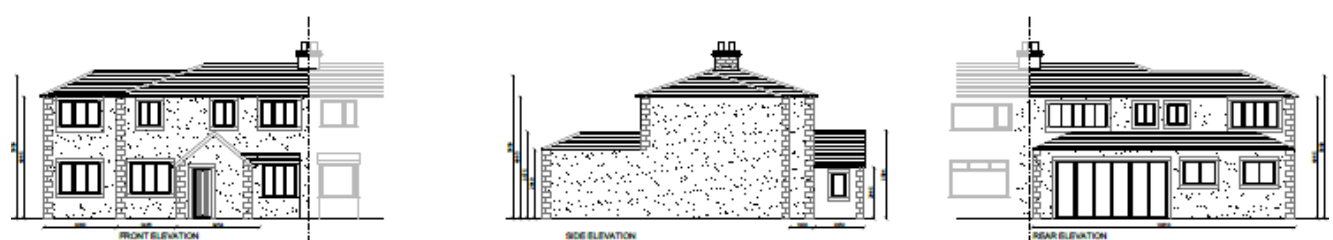
existing ground floor and 1st floor layout



proposed ground floor and 1st floor layout



existing elevations



proposed elevations

Privacy/outlook/daylight

Windows are proposed on the front and rear elevations of the extension only; patio doors are proposed on the rear elevation. Alterations to the style of existing windows at the property are also proposed.

There are no dwellings directly to the front or rear of the dwelling; there is a bungalow to one side (no.15) and an attached dwelling (no.11) at the other side. Consideration needs to be given as to whether the dwellings either side will be significantly affected in terms of privacy/outlook/daylight.

No.15 is a bungalow and has two obscurely glazed windows on the side elevation; other windows on the rear elevation also need to be considered. There is a high fence between the properties and the bungalow is 0.7m away from the boundary between nos. 13 and 15 at the front of the property and 0.8m away from the boundary at the rear. The 2-storey extension will extend 2.4m further out from the rear of the bungalow and the single-storey extension will extend out by 6.5m further out than the rear of the bungalow. There is a door on the rear elevation of no.15 closest to the application property; there is also a kitchen window and a dining room window on the rear elevation. The proposed extension which has been reduced in size is now considered to be acceptable in terms of outlook, privacy and daylight for no.15 The Crescent.



no.15 and existing garage to no.13



rear of 11 and 13 The Crescent



rear of 13 and 15 The Crescent

The attached dwelling (no.11) has windows on the rear elevation which need to be taken into consideration. The rear single-storey extension extends out by 4.1m and is 2.84m in height at eaves level and 3.575m in height to the top of the hipped roof. There is a fence on the boundary between nos.11 and 13. The extension would be

built up to the boundary, however the roof is hipped and slopes away from the boundary. The proposed extension would have some impact on the living room window at the rear of no.11 which is closest to 13; however this would not be significant to warrant a refusal of the scheme.

Highway issues

At present there are three bedrooms at the dwelling; although a 2-storey extension is proposed, the internal arrangements are to be re-configured and there will still be three bedrooms. Two off-street parking spaces are required for a three bedroomed dwelling; although the garage is to be demolished there will still be adequate off-street parking remaining at the property. The Highway Authority have no objections to the proposals on highway grounds.

Conclusion

On balance 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: 01, 03, 04, received 11 May 18 and 02D and 05B received 25 Sept 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.

