

Application Recommended for APPROVAL
Briercliffe Ward

APP/2018/0488

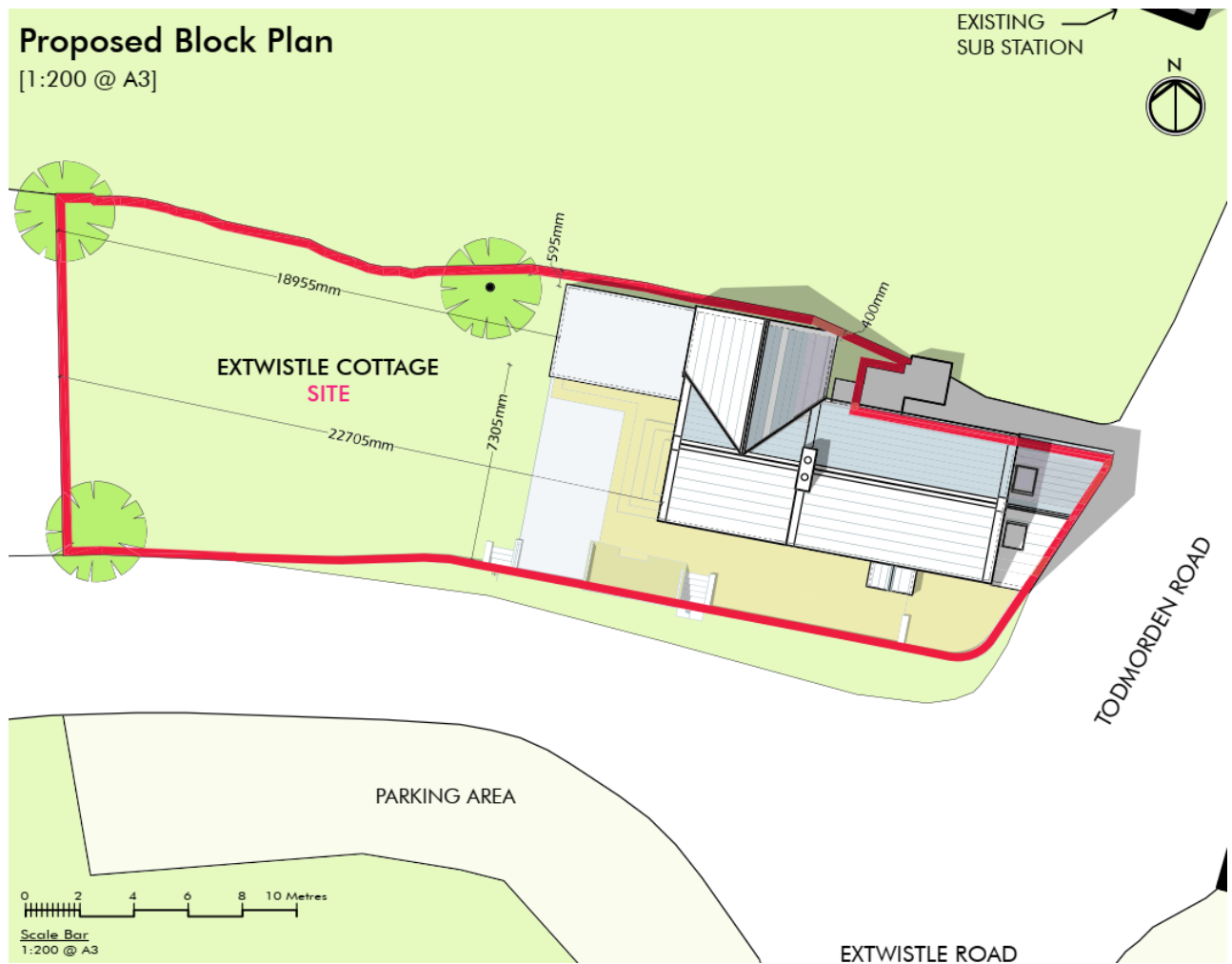
Full Planning Application

Proposed two storey side and rear extension above existing side extension with a single storey garden room extension to the side and site associated works
EXTWISTLE COTTAGE, TODMORDEN ROAD, BRIERCLIFFE

Background:

The application is for a single storey extension above the existing side extension, with a contemporary single storey garden room to the rear and side. The building is a detached dwelling which lies in a small group of dwellings within the rural area and is of stone construction.





The applicant is an officer of the Council

No objections have been received

Relevant Policies:

Burnley Local Plan

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

NE3 – Landscape Character

Site History:

APP/2007/1025 – Proposed two storey extension and alterations (granted)

12/79/0037 – Proposed bedroom/bathroom extension and installation of septic tank, and re-roofing of wash house (granted).

Consultation Responses:

No representations made

Planning and Environmental Considerations:

The **NPPF** sets out a presumption in favour of sustainable development and identifies twelve key planning principles, one of which is the need to secure high quality design and a good standard of amenity.

Principle of development

Extensions to an existing property within its curtilage are acceptable in principle.

Policy HS5 sets out that extensions to existing dwellings are permitted subject to the following:

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

In terms of the size and scale it would appear that, due to restoring the existing 'coping stones' below the chimney and set-back of the modern glazed single storey element, the proposal would have a subservient appearance. The existing dwelling has been designed in a piece-meal manner and the proposed extension appears simple in form and in keeping with the character of a rural cottage. The development is unlikely to cause undue harm to the character and appearance of the dwelling, in particularly when considering its orientation.



On balance it is considered the front extension would have a minimal impact on the character of the front elevation of the existing dwelling due to the minimal increase. Also, the addition would not be out of character, bulky or adversely change the appearance of the house or the street.

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;

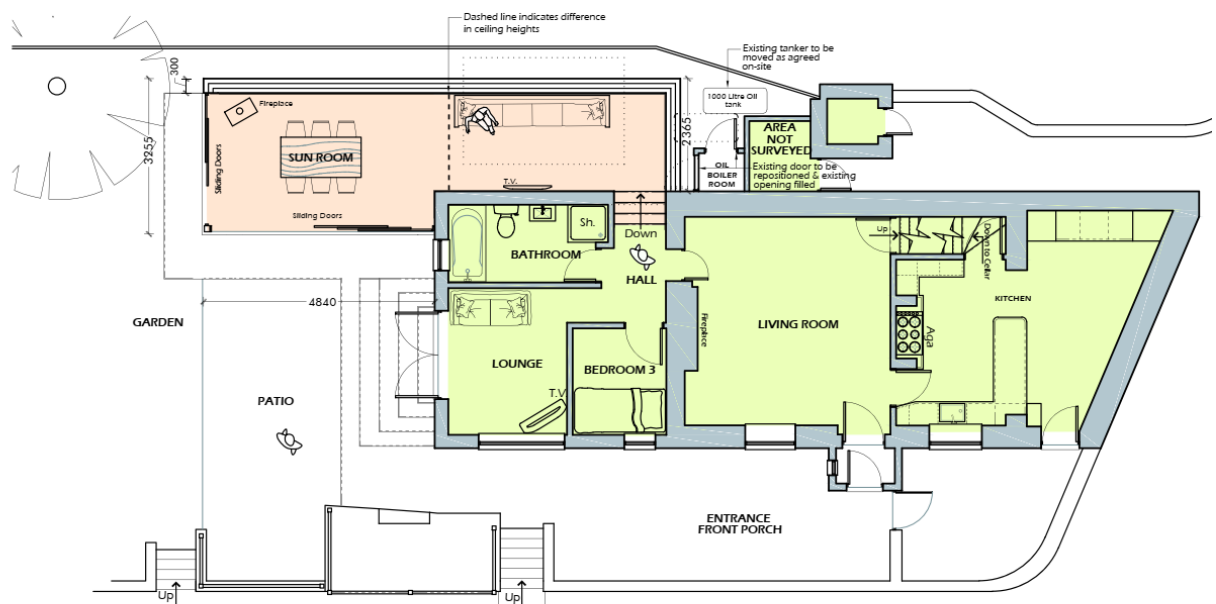
The first floor extension element would be constructed with matching punched face stone; Indian stone slate roof with matching coping stones and the gable elevation would be rendered. The garden room would have a fully glazed frontage and gable with an aluminium profile framework. The rear of the garden room will be rendered.

The scale and mass of the proposal is modest when taking in consideration the size of the plot and the nearby properties.

The first floor extension would improve the appearance of the frontage and follow the style of the existing roof. Furthermore the proposed extension incorporates and adopts the uniform finished first floor level and floor to ceiling heights within the building. In respect of its impact on the character of the wider area it is considered that the extension has a neutral impact on this location that does not benefit from any special character and architectural or conservation designations.

In terms of the single storey extension proposed, it would be located to the rear/side of the property which is tucked away from general public views, in any case, the modern extension is of an acceptable design of which is well suited in the rural area, having minimal impact to the surrounding landscape.

Proposed First Floor [1:100 @ A3]



Proposed Ground Floor [1:100 @ A3]

The application is therefore considered not to be unduly harmful to visual amenity or over development of the plot when viewed in the wider context of the rural 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);

In terms of the effect that development would have on the amenity of neighbouring residents, it is again considered that the development would not have any level of impact to nearby residents as the proposal cannot be seen from habitable rooms.

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.

There is adequate off street car parking provision at the site to serve the dwelling and the number of bedrooms is not increasing.

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

The retained amenity space is considered adequate and commensurate to the size of the dwelling.

Policy NE3 – Landscape Character

The proposal satisfies policy HS5 and is acceptable in terms of the design and impact on the building, no neighbours are affected and adequate car parking and private amenity space remain.

The proposal is within the rural area and Policy NE3 of the Local Plan expects proposals to respect the landscape character of the area.

The dwelling is within a group of existing traditional buildings and the proposal will not have a significant impact on the landscape.

The development is in line with Local Plan policies and is acceptable.

Conclusion

Having had regard to the above it is considered that the 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:
 - Drawing Package 5319-01 to 5319-09, received 23 October 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