

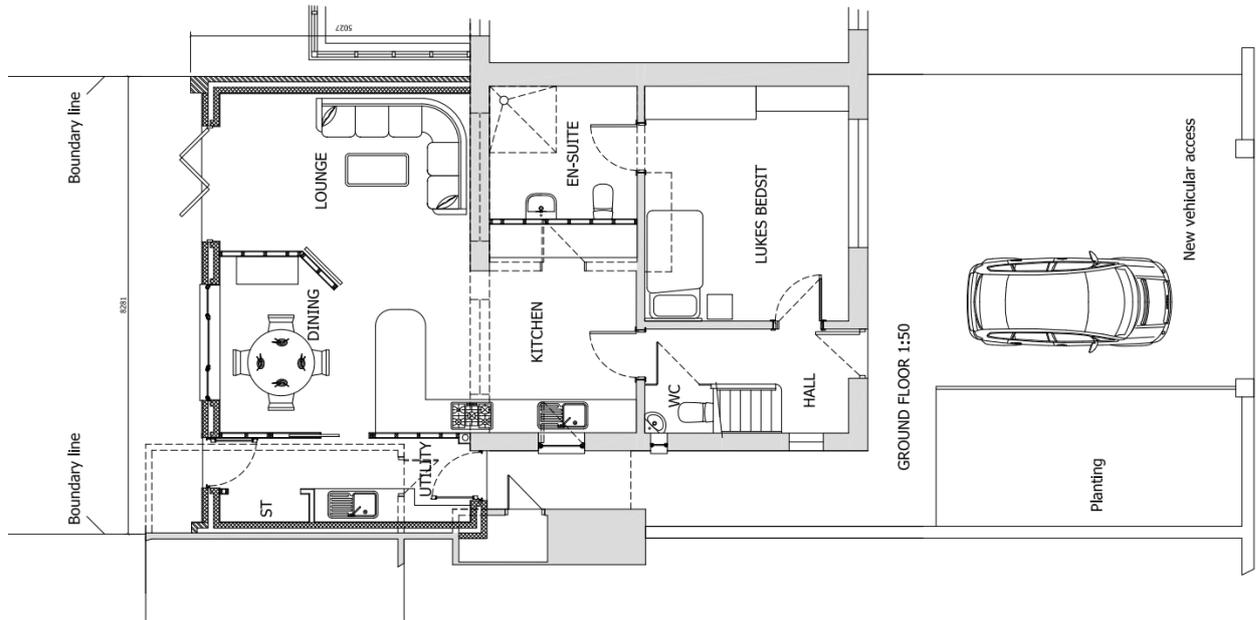
Application Recommended for APPROVAL
Gannow Ward

APP/2018/0424

Full Planning Application
Proposed rear single storey extension
26 MONTGOMERY GROVE BURNLEY

Background:

The proposed scheme is to provide a new vehicular access and improve the living accommodation by creating a new lounge/dining room and utility area. This will enable to provide improved facilities by creating an en-suite bedsit for a disabled person which will improve the quality of lifestyle.



Objections have been received

Relevant Policies:

Burnley Local Plan

HS5 – House Extension and Alterations

SP5 – Development Quality

Site History:

No relevant history

Consultation Responses:

LCC Highways Burnley:

The proposal for the construction of a rear single storey extension along with alterations to the front garden to accommodate for off street parking would indicate from the submitted plans that parking arrangements for 2 parking spaces are proposed to the front of the dwelling.

The layout indicates that the proposed driveway is offset from the centre of the entrance to the proposed driveway and as such this would make it difficult for two cars to manoeuvre into their proposed parking positions. Also, the dimensions of the proposed driveway would not meet that of the required standard for 2 parking spaces.

Therefore, taking the above into consideration, I would recommend that the proposed parking area is to be used for 1 accessible parking space only.

Subject to the above being satisfactory I would raise no objection towards this proposal on highway ground.

Note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

Objections received from adjoining neighbours raising the following concerns:

- Potential damage to outbuilding
- New driveway will make parking difficult for residents
- Maintenance access alongside conservatory
- Potential loss of sunlight

Planning and Environmental Considerations:

Principle of development

The extension to an existing property within its curtilage is acceptable in principle. The proposal involves the adaptation of a dwelling to allow for a disabled person. The NPPF requires the planning system and decisions to reflect 12 principles which include taking account of and improving health, social and cultural wellbeing and the need to secure high quality design and a good standard of amenity. The proposal would, in principle, meet these requirements.

The main issues for consideration in the determination of this application include:

- *Design and visual impact*
- *Impact upon neighbouring amenity*

Design and Visual Impact

The single storey rear extension to the property is considered to introduce a large addition to the property, which will provide a Utility, Dining and Lounge area. This will increase the existing floor space and allow for spacious accommodation. The flat roof design would not harm the visual appearance and considering the size of the extension it would not have a detrimental impact in terms of the creation of an over dominant addition.

The extension is only single storey therefore not visually detrimental to the character of the existing dwelling or area.

Materials utilised would be used to match the existing property, which is acceptable.

Amenity impact

The proposed extension would span the full width of the garden and be built up to the boundary fence. The proposal's size and mass does not have a detrimental impact on the residential amenity for occupiers to adjacent dwellings.

There are no windows to the side elevation which causes no concerns and properties to the rear are at a significant distance therefore this does not have a direct view of any habitable rooms and would not have a detrimental impact from overlooking into these dwellings.

The rear element of the extension would be built parallel to the adjacent garage of no.24 and would not have any harmful impact to the living conditions of these neighbours.

The extension would however project 2m past the neighbours' conservatory at no.28, and would have an overall depth of almost 5m. I note the presence of the boundary fence, but given the short length of this element of the development, I consider it would not have a visually overbearing impact from this neighbours conservatory. In this case, it would also not significantly affect sunlight or daylight provision.

I conclude that the proposal would not have an unacceptable harmful effect on the living conditions of neighbouring occupants with regard to outlook.



Parking and highway safety

An off-road parking space is proposed to provide ease of access for the disabled person and the highway authority are satisfied with 1 off-road parking space being created and raise no objections on highway safety.

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 is 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 drawings:
 - *Drawing 0818/110 Rev A, received 04 Sept 2018*
 - *Drawing 0818/200 Rev A, received 04 Sept 2018*
 - *Drawing 0818/210 Rev A, received 04 Sept 2018*
 - *Drawing 0818/220 Rev B, received 26 Nov 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.