

Application Recommended for Approval

APP/2018/0514

Cliviger with Worsthorne Ward

Full Planning Application

Proposed two storey side extension (re-submission of APP/2018/0336)

42 HILL CREST AVENUE, CLIVIGER

Background

The proposal involves the erection of a large 2-storey and single storey extension to the side of the property. A previous application for a larger flat roofed side extension was refused in October 2018 (APP/2018/0336).

Objections have been received.

Relevant Policies:

Burnley's Local Plan 2018

HS5 – House Extensions and Alterations

SP1 – Achieving Sustainable Development

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

IC3 - Car Parking Standards

Site History:

APP/2008/0359 – proposed extension to existing conservatory to provide shower room – granted

APP/2017/0547 – proposed single-storey extension to side elevation – granted

APP/2018/0336 – proposed 2-storey side extension - refused

Consultation Responses:

Neighbour responses – Two objections received on the following grounds:

- Impact on privacy due to it overlooking our property and will cause overshadowing;
- Overshadowing and loss of sunlight in the evening into our garden;
- The layout and height is unneighbourly;
- Noise and disturbance;
- Design and layout not in keeping with the surrounding properties;
- Will be detrimental to my quality of life;
- Consists of a large structure right up to and along most of the length of my drive/garden and will completely overpower and dwarf my single storey bungalow;
- It will make entry and exit to my home extremely claustrophobic;
- Given the huge size of the extension I am going to experience a significant loss of sunlight both in my house, my conservatory and my garden, particularly in spring, autumn and winter;
- The problem is compounded by the fact that the land on which no.42 stands is approx. three feet higher than mine;

- From an aesthetic point, houses to the east, West and North will have an imposing and most unpleasant view;
- It would set a precedent for the surrounding area.

Cliviger Parish Council – Have no objections.

Highway Authority - Do not wish to raise any objections. Suggest conditions in respect of highway works in connection with widening the driveway and provision of a hard surface for the parking area.

Planning and Environmental Considerations:

The property is a semi-detached dwelling adjacent to a bungalow and is located on Hill Crest Avenue which is within a residential area within the Brunshaw area. The proposal involves the erection of a large 2-storey and single-storey extension to the side of the property to provide additional accommodation consisting of a garage, kitchen and dining room on the ground floor and two bedrooms and a bathroom on the 1st floor.

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

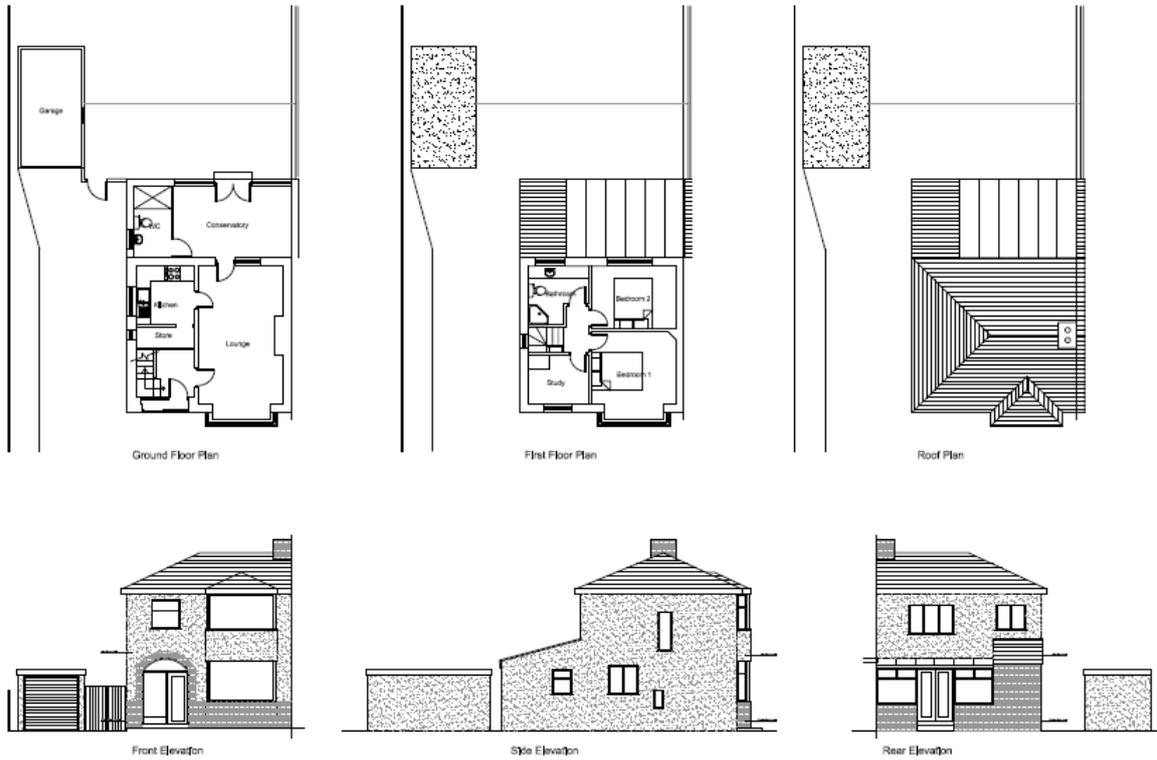


40 Hill Crest Avenue

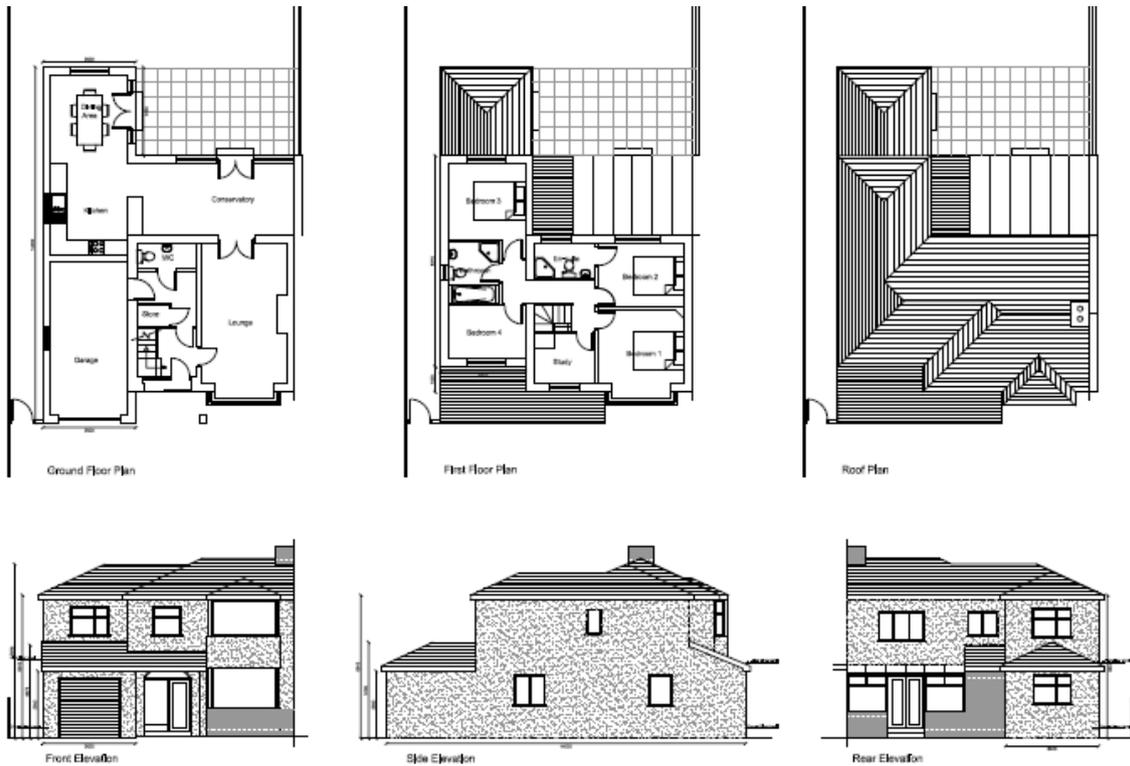
42 Hill Crest Avenue

Design/materials

The plan originally submitted showed the 2-storey part of the extension extending back by 10m, following discussions with the applicant the size of the 2-storey extension has been reduced in depth to 8.31m.



existing dwelling



proposed extension

The proposed 2-storey/single storey extension extends out from the side elevation by approx. 3.3m and is set back from the front elevation at first floor level and has a pitched gabled roofline; the amended 2-storey extension would extend back by 8.31m and be 5.645 m in height at eaves level and 6.865m to the ridge of the roof. The

extension would be 1.3m away from the boundary with the next door property no.40 Hill Crest Avenue (which is a bungalow).

A single-storey extension is proposed at the rear which would be 3.62m in width and extend out from the rear of the 2-storey section of the extension by 3.49m, with a hipped roof.

A small single storey element to the extension is proposed in front of the existing front elevation to form a garage and canopy over the front door; a pitched roof is proposed on the single-storey part of the extension.

The proposed materials are K-render for the elevations and blue slate for the roof; the existing property has rendered elevations with a hipped blue slate roof.

The design and materials are considered to be acceptable.

Privacy/outlook/daylight

The adjacent bungalow (no.40) is set at a lower level than the application property and consideration needs to be given to how the extension would impact on this property.



no.40 Hill Crest Ave

42 Hill Crest Ave

Windows on the side elevation of the proposed extension include a kitchen window which is classed as a habitable room window in the current Local Plan; this window would look towards the adjacent bungalow, however privacy would not be an issue as there are no habitable room windows on the side elevation of the bungalow.

When looking from the garden of no.40 the extension could be a little overbearing due to its size and location; however as the 2-storey element of the extension has now been reduced in size and as there are no windows on the side elevation of the bungalow, privacy, outlook and loss of daylight are not considered to be an issue from within the dwelling.

Consideration also needs to be given to how the extension will impact on the attached semi (no.44). There is an existing single-storey extension at the rear of no.44 and an existing conservatory at the rear of no.42 (which is to remain). The proposed 2-storey extension/single-storey extension is approx. 6m away from the boundary between the two properties and should not have any significant impact on the outlook and daylight for the occupiers of no.44.



no.44 Hill Crest Ave

no.42 Hill Crest Ave

Highway issues

As there would be an increase from 2 to 4 bedrooms 3 off-street parking spaces would need to be created. A garage is proposed as part of the extension together with the widening of the drive to provide 2 off-street parking spaces at the front of the property which makes 3 in total.

Conclusion

On balance the proposals are considered to be acceptable and in accordance with Local Plan policies.

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's: 01 (location plan), 02, and 03 received 17 October 2018 and 04A and 05A received 12 December 2018.
3. Before the extension is brought into use, the off-street parking area (for two cars) shown on the submitted plan shall be surfaced in a porous material (or provision made to direct run-off water from the hard surface to a permeable or porous area surface within the curtilage) and shall be made available for use.

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.
3. In the interests of highway safety and in accordance with policy IC3 of Burnley's Local Plan 2018.