

Full Planning Application
Proposed Dormer Extension to the side
60 BROAD ING CLOSE CLIVIGER

Background:

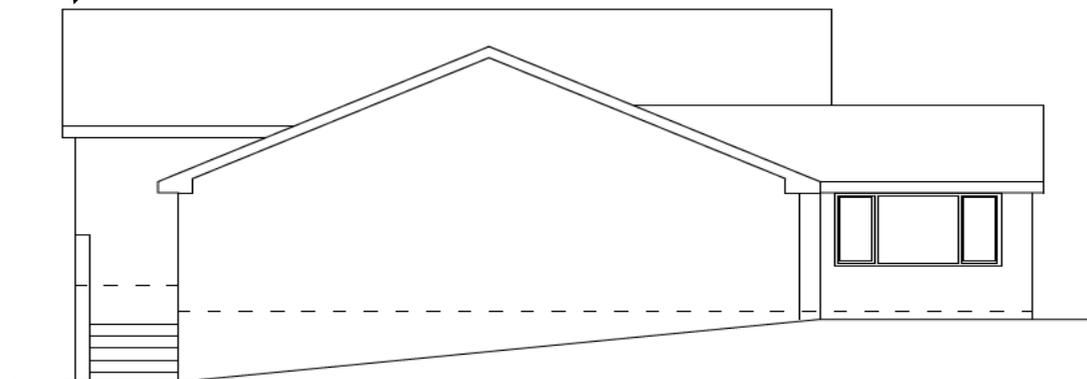
The proposal is to construct a dormer extension to the side of the two-storey section of a split-level bungalow at the end of a cul-de-sac of similar bungalow properties, situated within a residential estate off Park Road, Cliviger.

Location of dormer extension

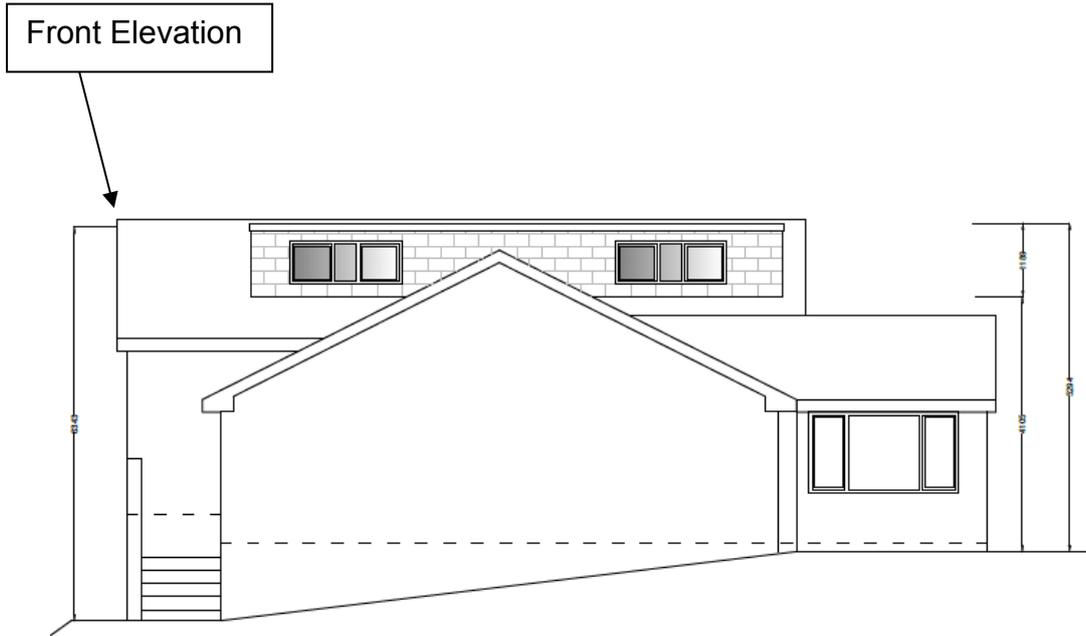


Following negotiations with the applicant, the proposal has been reduced in scale since first submitted to exclude a larger dormer. The proposed dormer would now be smaller in size and set back from the front elevation by 2 metres, but then occupy most of the remaining width of the roofspace. The proposed dormer would be tile hung to match the existing roof.

Front Elevation



EXISTING GABLE ELEVATION



PROPOSED GABLE ELEVATION

Relevant Policies:

Burnley's Local Plan

- HS5 - House extensions and Alterations
- HS4 - Housing Developments
- IC3 - Car Parking Standards

Site History:

None

Consultation Responses:

An objection has been received from a neighbouring property which is slightly on an angle from the application site and is overlooked by the applicant's property. The objection is on the grounds that the addition of two dormer windows would overlook the garden and several rooms in the dwelling, those being kitchen, back room, bathroom, ensuite and bedrooms.

Cliviger Parish Council – No objections

Planning and Environmental Considerations:

Policy HS5:

Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5.

The Council will permit extensions and modifications to existing residential properties where:

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

In respect of a) and b), the proposal involves the erection of a dormer extension which is on the side elevation of the two-storey section of the split-level bungalow. It will have a flat roof, which will be in line with the ridge tiles of the roof and will have two windows. It is to be constructed in tiles to match the existing roof. Flat roof dormer extensions are not a traditional feature of buildings in Burnley and there are no other flat roof dormers on this estate. However, although this will be visible from the street scene when viewed from Broad Ing Close, as it has now been reduced in size and set back from the front elevation, it would not be overly prominent and is now considered to be more acceptable.

- (c) The proposal will not have an 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 adjacent property at 16 Thanet Lee Close has habitable room windows within 45 degrees of the proposed dormer. However, the dormer is a distance of approximately 25 metres from the nearest habitable window. It therefore meets the minimum distance requirements for privacy and outlook as set out in HS4 of The Burnley Local Plan. Daylight and sunlight will not be affected.

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

The property has sufficient off-street parking to cater for the proposed additional bedrooms and is in line with Policy IC3 of The Burnley Local Plan in relation to car parking standards.

and

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

No private amenity space is lost in relation to this proposal.

Recommendation:

That planning permission be granted

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: Site Plan Number 2518/03 and Location Plan Number 2518/02 received 20th November, 2018; Proposed Plans 2518/03 and Proposed Sections 2518/04 received 11th January, 2019 and Amended Planning General Arrangement Plan 2518/01 received 14th January, 2019.

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.

KFM