

Application Recommended for Approval
Ward

APP/2018/0545

Full Planning Application
Proposed erection of conservatory to rear of property
31 KIBBLE CRESCENT BURNLEY

Background:

The application relates to a semi-detached house.

An objection has been received.

Relevant Policies:

National Planning Policy Framework (NPPF)

Burnley Local Plan (BLP)

HS5: House Extensions and Alterations

IC3: Car Parking Standards

Site History: No applications.

Consultation Responses:

Neighbouring residents – Letter from resident of the attached house making objections/comments summarised as follows:

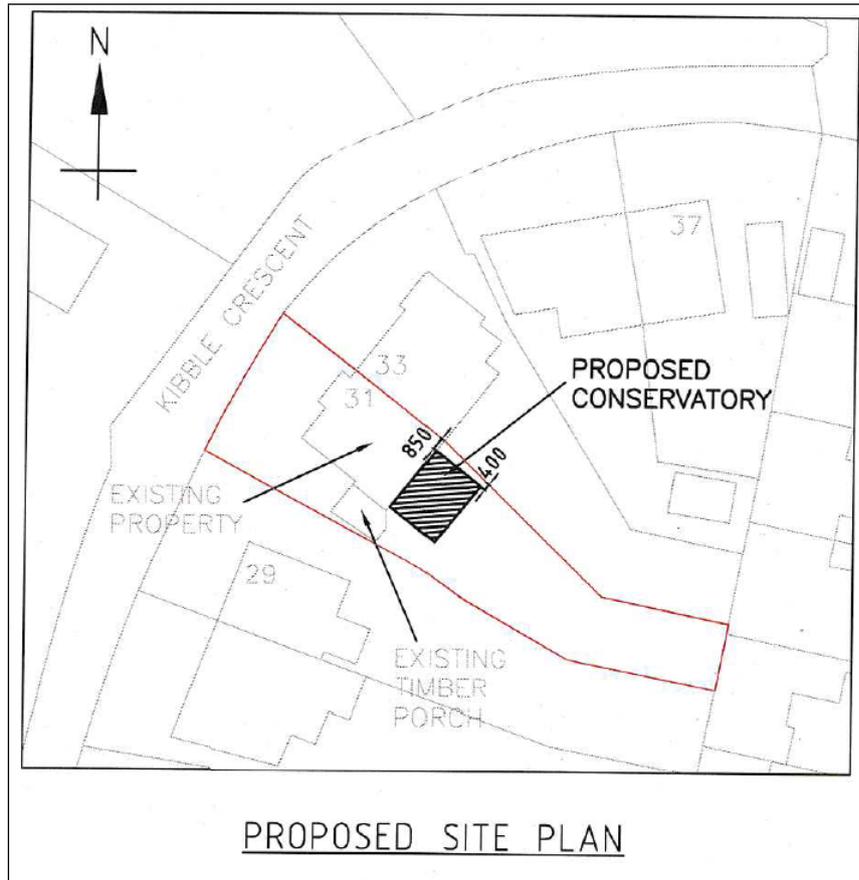
- Impact of side wall close to boundary.
- Bushes and trees in garden (of neighbour) may be affected.
- Position and size of extension is not shown on the drawings.

[Comment – the application drawings(copied below) show the full details of the application including its size and position]

Planning and Environmental Considerations:

The application relates to a semi-detached house in a residential group set in a crescent form with its convex frontage facing the Kibble Crescent. The house plots narrow towards the rear; and, the side boundary between the rear gardens is at an angle rather than perpendicular to rear wall of the house.

The house has a small glazed extension at the rear, close to the boundary with the attached house.



The present proposal is to erect a single storey rear extension removing the smaller extension in the process. The application drawing is copied below for ease of description.



Application Drawing

Briefly, it would be 4m in length, being set just inside the boundary with the attached house. It would have walls finished externally in smooth render; with a conical shaped, glazed roof.

Policies and Assessment

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 extension would be of traditional building construction methods, meeting current standards of material quality and sustainability, and would be in accordance with 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;*

The small rear extension would be subordinate.

- (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 extension would appear as a 'garden-room', so that, although its roof-form would be at variance with the general style of the host building, it would not appear out of place in the rear garden..

- (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);*

One flank wall of the extension would be set just inside the boundary with No.33 for its length of 4m.

That adjoining property has rear glazed doors and a dining room/kitchen window in the rear elevation, however, by application of the '45 degree rule' as a guideline, there would be little (if any) impact on the visual amenities of that house.

Adverse impact on garden bushes/small trees would be an unlikely, but in any event, would be a private matter to be resolved between the parties involved. There are no preserved trees at or close to the site.

- (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;*

There would be no impact on parking.

and

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

A significant area of rear garden would remain.

In conclusion the modest extension would add beneficial accommodation to the applicant's dwelling without any significant adverse impact on neighbouring property.

Recommendation:

That planning permission be Granted subject to the following conditions:

Condition

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: Site Location Plan; Drawings number: 003 (Proposed Site Plan); 001 (Existing Details); 002 Revision A (Proposed Details), received 30 October 2018.

Reason

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.

AR 15.1.2019