

Application Recommended for Approval
Bank Hall Ward

APP/2018/0564

Full Planning Application
Proposed kitchen extension
6 SHOREY BANK, BURNLEY

Background:

The proposal involves the erection of a single-storey extension to the kitchen at the rear of the property.

An objection has been received.

Relevant Policies:

Burnley Local Plan

HS5 – House Extensions and Alterations

SP1 – Achieving Sustainable Development

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HE2 - Designated Heritage Assets: Listed Buildings; Conservation Areas; and Registered Parks and Gardens

Site History:

None

Consultation Responses:

Neighbour (4 Shorey Bank) – States that in principle that he has no objections to this, however has some concerns;

- Loss of sunlight/daylight – the extension will be at the same height as the current kitchen and it may cut out a lot of light creating a shadow on my property as well as my garden; thus darkening the back room of my property.
- Visual impact – it looks as though the extension will be very close to my side of the property and it would be overpowering. Looking at a high wall is something that would not be pleasant.
- Please can you ensure that the neighbour's kitchen extension windows are on their side and not overlooking on my yard as privacy is very important to me.

Planning and Environmental Considerations:

The property is a mid-terraced residential dwelling located on Shorey Bank which is situated within the Top O' the Town Conservation Area. The proposal involves the erection of an extension at the rear of the existing kitchen to provide an extension of the existing kitchen, a utility room and a WC.

The main considerations are design/materials and privacy/outlook/daylight and whether the proposal would have an adverse effect on the character or appearance of the Conservation Area.



rear of no.8

rear of no.6 Shorey Bank

rear of no.4

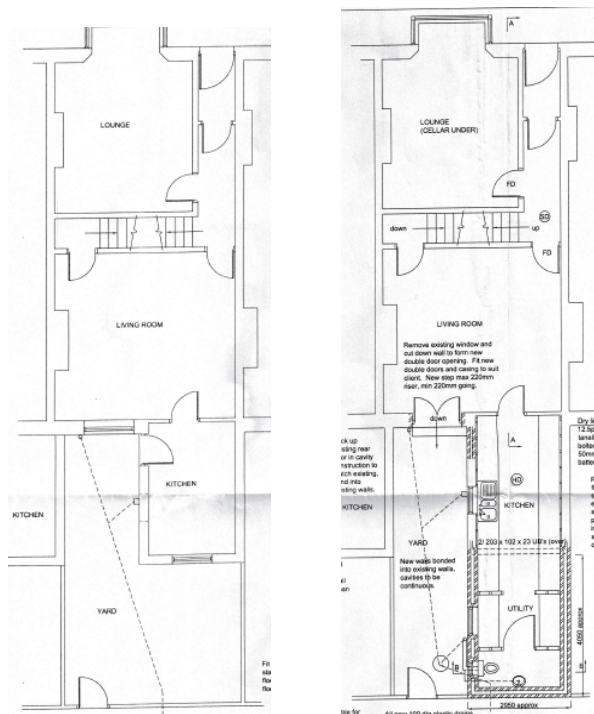
Design/materials

The proposed single-storey extension would be the same width of the existing kitchen i.e. 2.95m and would extend out as far as the back yard wall i.e. by 4.05m. The extension would be 3.45m in height to the eaves and 4.2m to the ridge of the pitched/gabled roof.

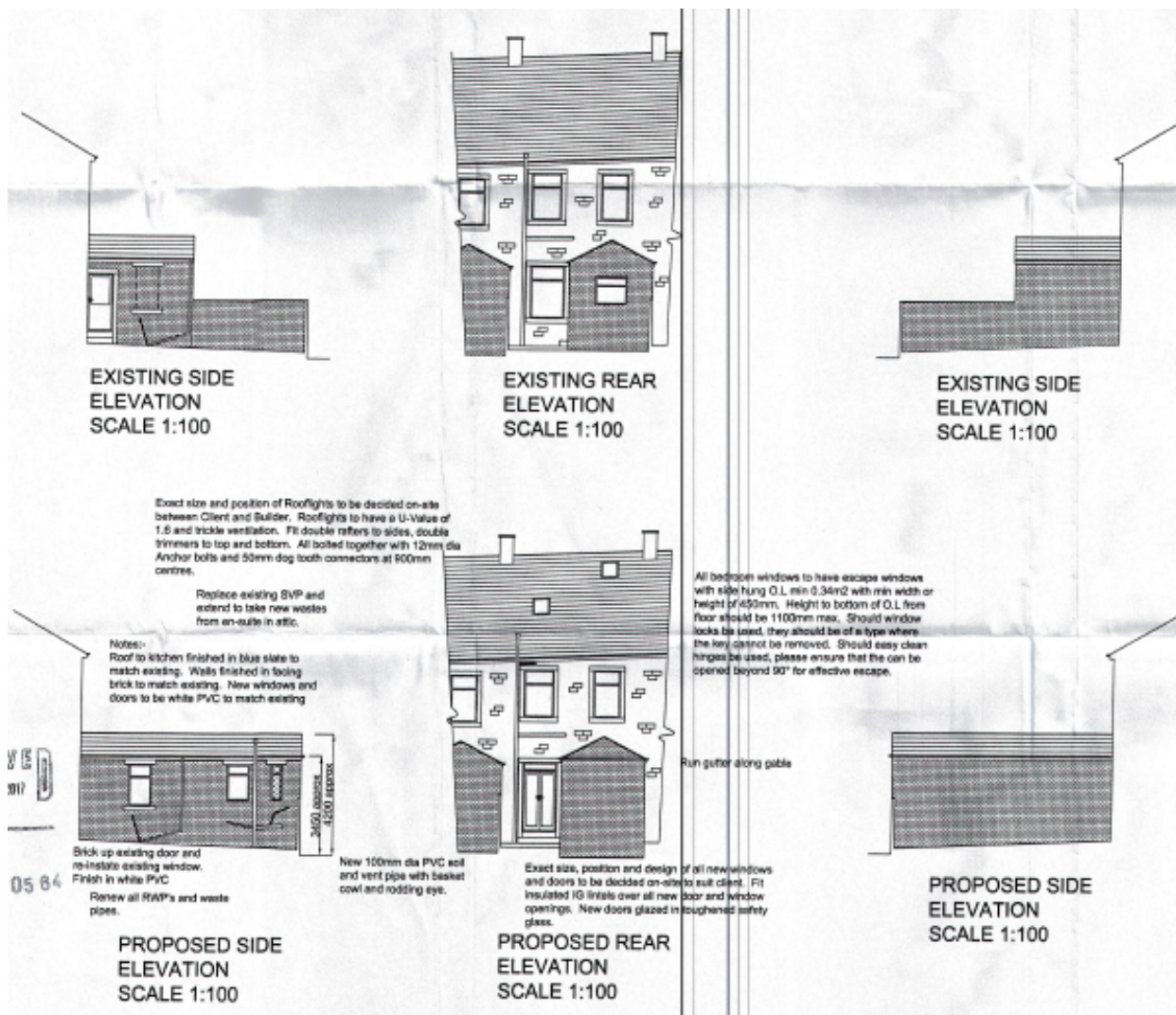
The proposed materials are facing bricks for the elevations to match the existing kitchen and blue slate for the roof to match the existing roof.

Three windows are proposed in the side elevation (no door); the existing window in the rear elevation of the property is to be altered to form a door.

Design and materials are considered to be acceptable.



existing and proposed ground floor layout



existing and proposed elevations

Privacy/outlook/daylight

There are no windows proposed on the rear elevation facing onto the back street or the side elevation facing no.4 Shorey Bank. There are three windows proposed on the side elevation facing into the applicants back yard area which will not cause a privacy issue.

The extension extends out as far as the back street; however, it is considered that outlook for the attached properties will not be adversely affected. With regard to the effect on daylight for the adjoining properties; daylight would not be adversely affected for the occupiers of no.8 as their outbuildings already extend as far as the back street and the extension is on the boundary with no.4. There would be a slight effect on daylight to the rear ground floor of no.4 Shorey Bank; however, this would not be significant enough to warrant a refusal.

Effect on Conservation Area

The extension is at the rear of the property where it would not appear out of keeping with the back street appearance of Shorey Bank and would not have a detrimental effect on the character or appearance of the Conservation area.

Conclusion

The proposed extension is considered to be acceptable and in accordance with the Local Plan policies listed above.

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 Nos: S.B 6/1, S.B 6/2, and S.B 6/3 (location plan), S.B 6/4, S.B 6/5 received 6 December 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.