

Application Recommended for Approval
Gannow Ward

APP/2018/0573

Full Planning Application

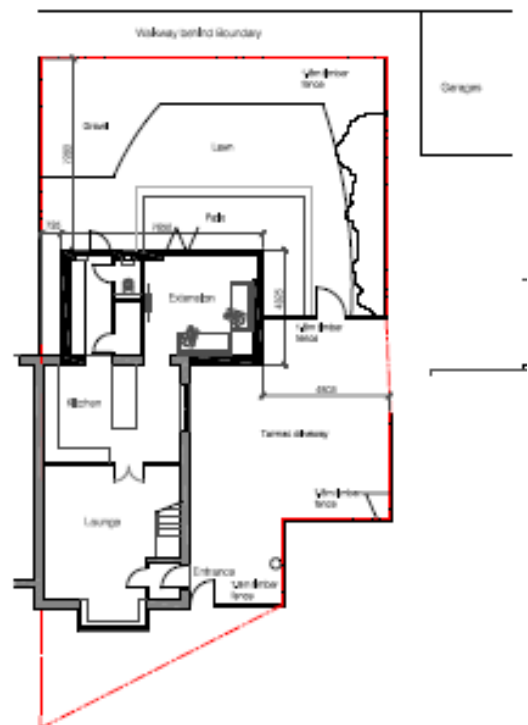
Single storey pitched roof rear/side extension

5 IGHTEHILL PARK MEWS AVONDALE AVENUE BURNLEY

Background:

The proposal is for the erection of a single storey extension with pitched roof to the side and rear of the property. The extension would form a sun room/lounge together with a utility and toilet.

The proposed single storey projects 4.3m from the rear of the property and has a width of 7.6m. It would have a sloping roof with a ridge height of 3.6m and 2.4m to the eaves. The extension would be setback by 0.7m from the neighbour's boundary line and would have no windows on the wall facing this property.



Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 Development Quality and Sustainability

HS5 House Extensions and Alterations

Site History:

No Relevant History

Consultation Responses:

LCC Highways

No objections.

Publicity

One letter of objection received from a neighbouring property. The main points of objection are listed below:-

- The extension would be too close to our property (no.6 Ightenhill Park Mews) and would be too long
- It would impact on privacy
- It would cause overshadowing, particularly given its roof height, causing a loss of sunlight and daylight
- Size of extension unsuitable for a terraced property
- Impact on noise and disturbance
- Effect on boundary fence and property
- Effect on the symmetry of the properties

Planning and Environmental Considerations:

The property is an end property within a terrace of four houses situated within a development enveloped by Ightenhill Parkland.

Principle of Proposal

The application site lies within the built up area and the principle of extensions to existing dwellings is acceptable under Policy HS5 of the Local Plan, subject to ensuring compatibility with the existing dwelling, character of the area and neighbouring amenity.

Design/Materials

Policy HS5 allows for extension to existing dwellings providing they are in keeping with the property and surrounding area, do not affect residential amenity or highway safety.

The proposed extension to the rear /side is considered to be proportionate to the size and scale of the property. It is considered that the proposal would not be harmful to the appearance of the property.

The proposed extension would be sympathetic to the original dwelling and would be of an appropriate scale in relation to the existing dwelling. As such the simple design is considered to be acceptable which utilises some matching materials (facing brickwork and interlocking roof tiles) to the existing property.

Outlook/Privacy

The proposed extension would be set back by 0.73m from the boundary line. At a

length of 4.3m it would not unacceptably affect the outlook of the adjoining occupier. However there may be some loss of afternoon sunlight, though the impact would be minimal based on the orientation of the extension and the application of the 45 degree rule. The proposal would also have no impact of privacy as there would be no windows/doors facing the neighbours directly.

Overall there would be no breach or any 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 HS5.

Amenity

The proposal would not have any impact on the street scene, residential or visual amenities of adjacent property, in terms of being overly dominant or overbearing.

Parking

The proposed extension would have no impact on parking.

Conclusion

The size, scale and design the proposed extension would be compatible with the residential area and would not significantly impact on the outlook or sunlight/daylight of neighbouring occupiers. The proposal is therefore acceptable and complies with development plan policies.

Recommendation:

Approve 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: 1830 - LP01 (location plan), 1830 - PL11, 1830 - LP10, 1830 - PL01, 1830 - PL01, 1830 - PL10 and 1830 - PL02, received on 23 November 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.

MW
13.3.2019