

Application Recommended for Approval

APP/2019/0014

Coalclough with Deerplay Ward

Full Planning Application

Sitting room extension and balcony to rear (part retrospective)

56 MOSELEY ROAD BURNLEY

Background:

The application relates to a detached house. Some of the work has been carried out.

An objection has been received.

Relevant Policies:

National Planning Policy Framework [NPPF]

Burnley's Local Plan (2018) [BLP]

HS5 – House Extensions and Alterations

Site History: No applications.

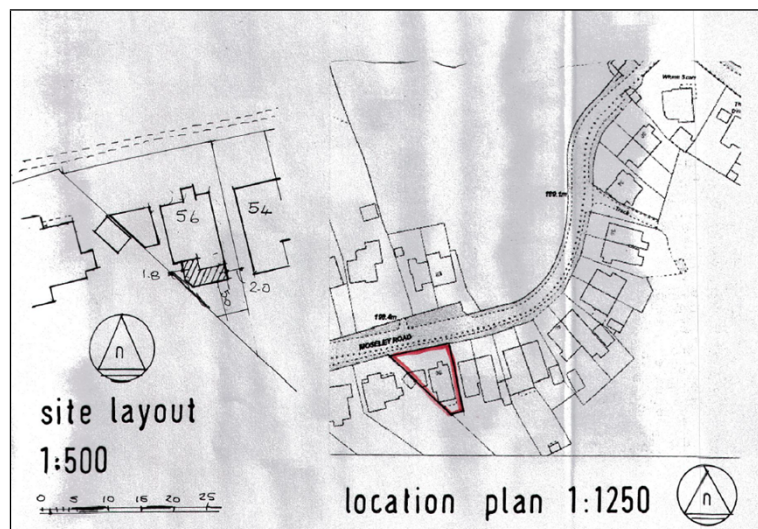
Consultation Responses:

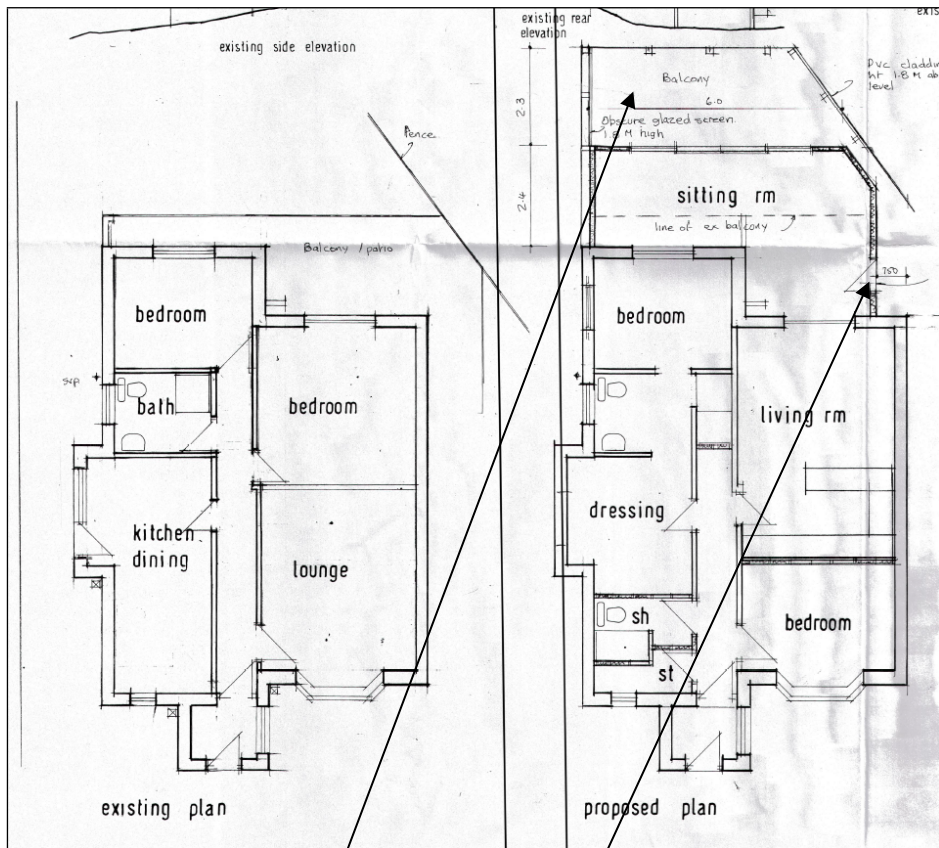
Highway Authority – No objections.

Neighbouring residents – Objection made on the grounds of loss of privacy resulting from overlooking from the balcony/raised platform and from a glazed side door.

Planning and Environmental Considerations:

The application relates to a detached bungalow; the proposal is to erect/complete a small rear extension together with a raised platform which is intended to provide as a balcony. The location of the site and plan details are as follows.





Before and after layout plans
Balcony Glazed side door



Raised platform for balcony



Extension viewed from neighbours garden
Glazed door Extension Proposed balcony



View towards neighbouring dwellings

Policies and Assessment

Policy HS5: Requires that:

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 is of timber clad 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:

The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;

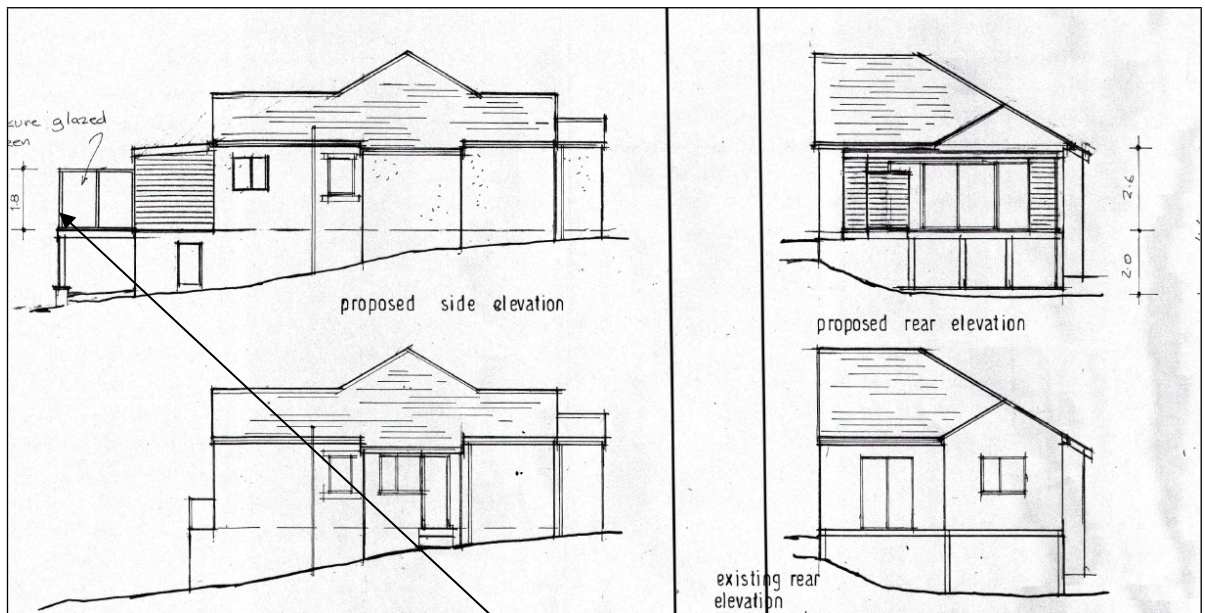
The small rear extension would be subordinate; the integrity of the building would not be affected by the clearly additional rear extension.

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 be in keeping with the host dwelling and its neighbours.

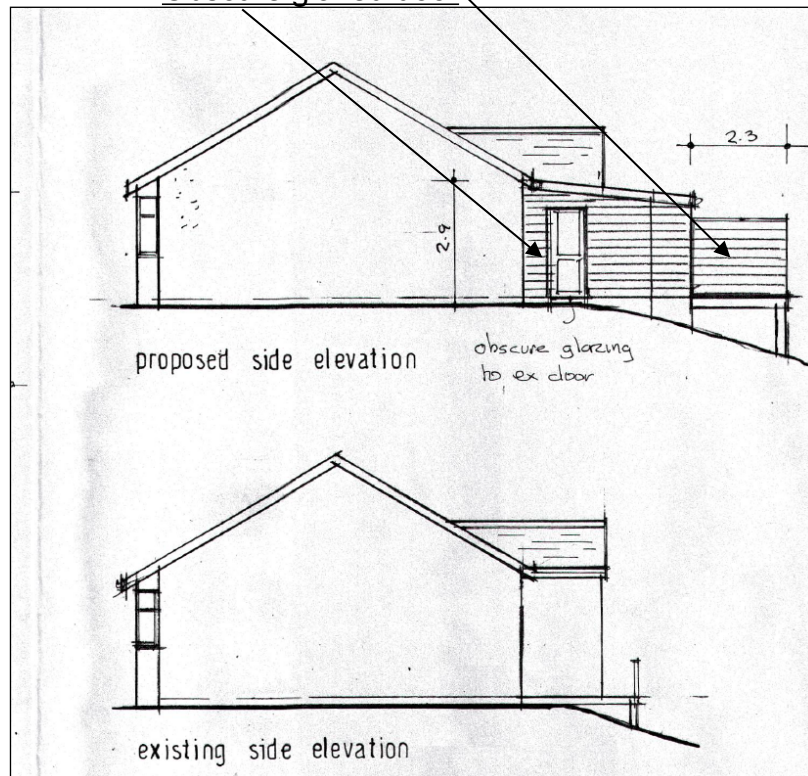
The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);

Because of the significant difference in ground levels, a significant degree of overlooking of neighbours could result from the proposal. The applicant seeks to avoid this harm by provision of screens to the flanks of the balcony and to provide obscure glazing in the side door. This would reduce overlooking of neighbours gardens. A condition is recommended to ensure that this is put into effect.



Proposed screens

Obscure glazed door



Existing and proposed

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

The proposal does not lead to an unacceptable loss of useable private amenity space.

The proposed balcony would replace the limited, difficult to use rear garden area.

In conclusion, the proposed extension and raised platform/balcony could be carried out without significant harm to the amenities of neighbouring dwellings or to visual amenity.

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: Detailed drawing Revision A received 17 April 2019.
3. Before the balcony is brought into use it shall be provided with privacy screens (as shown on the application drawing) which shall be kept in place at all times thereafter.
4. Within one month of the date of this permission the side door of the extension shall be glazed or otherwise treated in obscure material as shown on the application drawing and the obscure treatment shall be so retained thereafter.

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.
3. and 4 In the interests of the privacy of neighbouring residents, in accordance with Policy HS5 of the Burnley's Local Plan (2018).

AR
17.4.2019