

Application Recommended for Approval
Whittlefield With Ightenhill

HOU/2019/0237

Town and Country Planning Act 1990

Proposed two storey side extension and a single storey side extension
2 Westwood Road Burnley Lancashire BB12 0HR

Background:

The application site is a two storey dwelling fronting onto Ighten Road. A detached garage is sited in the western section of the property. The application is a corner site located at the junction of Westwood Road and Ighten Road. The application site benefits from private amenity space to the rear and side of the property, with a garden at the front of the property.

The surrounding area can be classified as a mix of house types, including, semi-detached and detached. Ightenhill Park is located south of the application site and is within close proximity.

*Photograph A – taken from Ighten Road
Westwood Road*



*Photograph B – taken from
Westwood Road*



Proposal

This application seeks planning permission for a proposed two storey side extension and a single storey side extension.

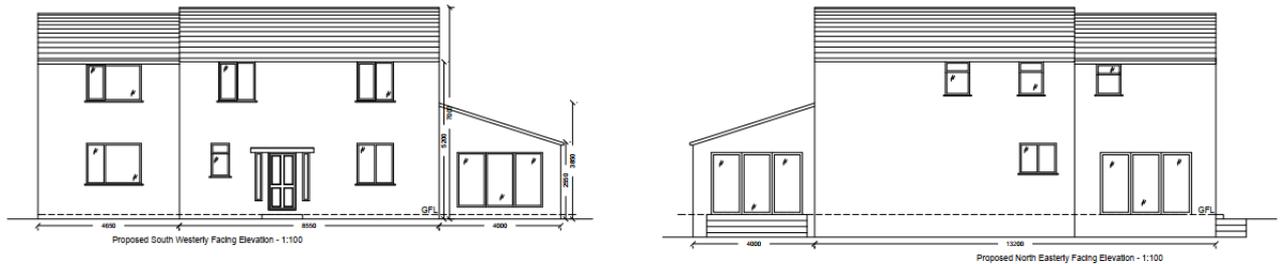
The proposed two storey extension would have a maximum height of 6.8m, dropping to 5.2m at the eaves. The proposed width would be 4.65m and the depth would be 7.4m. Two windows are proposed to the front elevation facing Ighten Road, three windows and one door on the side elevation and one window and one bi-folding door to the rear elevation. The proposed two storey extension would be set 0.2m below the ridgeline of the main dwelling, with pitched roof design.

The proposed single storey side extension would have maximum height of 3.85m dropping to 2.55m at the eaves. The width would be 4m and the depth would be 3.35m. One window has been proposed to the front and side elevation, with one bi-folding door to the rear elevation. Two velux rooflight have been proposed to the roof of the extension measuring 0.95m x 0.7m.

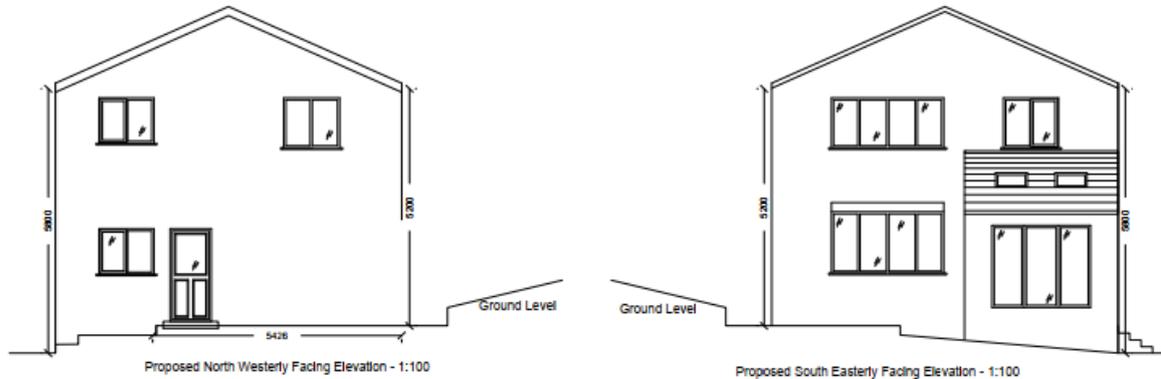
The applicant has stated that the proposed materials would be as follows:

- Walls – Red facing brick
- Roof – Concrete Tile
- Windows – Upvc white
- Downpipes and guttering – Upvc black

Photograph C – Proposed Front and Rear Elevations



Photograph D – Proposed Side Elevations



Relevant Policies:

- National Planning Policy Framework 2019
- National Planning Practice Guidance
- Burnley's Local Plan 2018
 - HS4 – Housing Developments
 - HS5 – House Extensions and Alterations
 - SP4 – Development Strategy
 - SP5 – Development Quality and Sustainability
 - IC3 – Car Parking Standards

Site History

Reference: APP/2017/0518

Address: 2 Westwood Road, Burnley, Lancashire, BB12 0HR

Decision: Permission Granted subject to conditions

Decision Date: 25th January 2018

Description: Proposed two storey extension, single storey extension and new roof to garage

External Consultations

LCC Highways

Raised no objection to the principle of the proposal, however, raise concerns regarding the lack of detail regarding the proposed car parking spaces, and of the view that the proposal has failed to illustrate the required parking standards set within Burnley's Car parking standards.

Publicity

Consultation letters were sent to two neighbouring properties. One objection has been received regarding the proposed development. Their objections have been summarised below:

- Loss of sunlight, daylight and overshadowing.
- Increase overlooking and loss of privacy.
- Increased flood risk.

Planning and Environmental Considerations:

The principle of development

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale. The Council's main policy in relation to extensions to houses/dwellings is outlined in HS5 'House Extension and Alterations'.

Main issues

- Impact on the character of the area including design and appearance
- Car parking requirements
- Third party representation

Design: Impact on the character of the area

Any proposed scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the site's context and comply with development plan policies in these respects. Policy SP 5 of the adopted Local Plan amongst other considerations seeks new development to respect existing, or locally characteristic street layouts, scale, massing and use an appropriate palette of materials. This is detailed further in Policy HS5 of Burnley's Local Plan, stating the following:

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;
- c) 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);

- d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles; and
- e) The proposal does not lead to an unacceptable loss of useable private amenity space.

Two storey side extension

Regarding criteria a), the two storey side extension is considered to be subordinate in scale when compared to the main dwelling. The proposed extension would be set below the level of the ridgeline of the main dwelling, and would match the front building line of the property. The proposal results in a development which allows for the form of the original building to be understood.

For criteria b), the extension has been designed taking into account the existing characteristics and traits of the main dwelling. The proposed two storey side extension, if approved would result in a form of development which is considered to compliment the dwelling. This development would appear sympathetic, and with the extension being set below the ridgeline of the main dwelling it would have an impact upon the street line.

Regarding criteria c), it is noted that the proposed extension is approximately 13m from No.4 Westwood Road, and approximately 16m from No. 109 Ighten Road, Burnley. The side extension would not project beyond the rear wall of the property and that No.4 Westwood Road does have a window to the side elevation which is obscurely glazed. The space between both properties would not be compromised and so no amenity space would be affected. It is appreciated that the land levels differ and the proposed site is located higher, however the neighbour already experiences such surroundings and the proposal would not significantly alter the situation to a point that a significant level of harm is being caused over and above the present situation. Therefore, the side extension is not anticipated to have any detrimental impacts on amenity through over-shadowing, over-looking or an over-bearing impact of the neighbouring properties.

With regards to criteria d), LCC Highways have been consulted who have stated that while they have no objection in principle to the development, the applicant has failed to illustrate the necessary parking requirements on the site. Amended plans have been submitted to the Council, and it appears the parking requirements have been met. This will be discuss further in 'Car parking requirements' section.

The proposed development would not lead to an unacceptable loss of useable private amenity space, therefore complying with criteria e).

Single Storey Side Extension

The proposed extension is considered to be well composed, proportionate to the size and scale of the host building and would have a roof with x2 velux roof lights. It is considered that the proposal would not be harmful to the appearance or the character of the existing dwelling house and is acceptable.

The proposed extension would be sympathetic to the original dwelling and would be of an appropriate scale in relation to the existing dwelling. The proposal would not cause any demonstrable harm to the character and appearance of the dwelling due to its use

of matching materials (white upvc, facing brick, concrete roof tiles to match the existing house).

Car parking requirements

LCC Highways have raised concerns regarding the level of parking to be provided on the site.

The existing property is a single storey 4-bedroom dwelling, with a detached garage. The dwelling is required to have 3 parking spaces as a minimum which includes the garage. The site currently meets the car parking standards set out within Burnley Local Plan 2018.

The proposed layout plans have annotated that four bedrooms will be implemented if planning permission was approved. The proposal has retained the garage, and as such they would have to provide three car parking spaces including the garage, in accordance with Burnley Local Plan 2018.

Three parking spaces have been provided on the site layout plan, demonstrating that sufficient parking is available. It is noted that there is further parking available on street along Ighten Road and Westwood Road. The proposal is unlikely therefore to lead to parking congestion or unacceptable highways conditions.

Third Party Representation

One objection has been received regarding the proposed development. There objections have been summarised below:

- Loss of sunlight, daylight and overshadowing.
- Increase overlooking and loss of privacy.
- Increased flood risk.

The issues regarding sunlight, daylight and overshadowing have been addressed in the previous section, along with overlooking and loss of privacy. With regards to Flood Risk, officers note that the proposal is located within a Flood Zone 1 where there is low risk to flooding.

Conclusion

The proposed extensions would not lead to a unreasonable level of overlooking or cause a significant loss of sunlight/daylight to neighbouring properties. The proposed scale, design and appearance of the extensions would be acceptable.

Recommendation: Approve

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.

Ronan Kelly
13th August 2019