

Application Recommended for Approval
Queensgate Ward

HOU/2019/0358

Town and Country Planning Act 1990

Proposed single storey extension to kitchen and sun room to rear and construct dormers to front and rear and porch to front.

47 Windermere Avenue Burnley Lancashire BB10 2AB

Background:

The application site is a single storey semi-detached property. The application site benefits from private amenity space to the rear of the property, with a driveway to the front of the property.

The surrounding area can be classified as a mix of house types, including semi-detached single and two storey dwellings. Peter Finch Golf is located north of the application site.

Existing front elevation



The application is being considered at this committee due to the applicant being an elected borough Councillor.

Proposal

This application seeks planning permission for a proposed single storey extension to kitchen and sun room to rear and construct dormers to front and rear and porch to front.

The proposed front porch would have a width of 3m, project 2m from the front building line, and a maximum height of 3.3m dropping to 2.5m. One window is proposed to the front elevation, and one door to side elevation.

The proposed single storey rear extension would have a depth ranging between 2.3m – 4.3m. The extension would have a height ranging between 2.7m – 3.8m. The width of the extension would be 6.5m. One window and one door is proposed to the rear elevation.

The proposed rear dormer would have a height of 2.4m, a depth of 4.15m and a width of 8.3m. Three windows are proposed to the rear elevation. The dormer would be 0.2m below the ridge line of the main dwelling and set in 0.55m from the edge.

The proposed front dormer would have a maximum height of 1.95m, a depth of 2.8m and a width of 8.3m. Three windows are proposed to the front elevation. The dormer would be 0.5m below the ridge line of the main dwelling and set in 0.55m from the edge.

The applicant has stated the proposed materials as follows:

Single storey extension/Front porch

- Walls – White render
- Roof – Dark grey concrete roof tile
- Windows – White upvc
- Door – White upvc

Dormer extensions

- Roof – Dark grey concrete roof tile
- Windows – White upvc

Proposed Front and side elevation



Proposed rear and side elevation



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

Site History

No relevant site history.

Consultation Responses

LCC Highways

Raised concerns regarding the level of parking to be provided on the site. Their comments are as follows:

The plans associated with this application indicate that there are 3 bedrooms and a study, the study is adjacent to 2 other bedrooms and is considered large enough to be a bedroom. Whilst the applicant may use the room as a study, any future occupant could use the study as a bedroom and for the purposes of this application it is being considered as a bedroom. In line with Burnley's Local Plan a dwelling with 4 bedrooms should have 3 off street car parking spaces.

The car parking spaces should be 5m x 2.4m and in order to aid their accessibility at least 2 of them should be capable of being used independently of each other. This may require an alteration the existing vehicle crossing.

It is noted that the existing garage is to be incorporated into the habitable part of the dwelling and that there appears to be no further provision for any cycle storage, in order to promote sustainable transport additional covered and secure outdoor storage should be provided.

These comments will be taken into consideration when determining the application.

Publicity

No comments or objections have been received from neighbouring properties.

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 Councils 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
- Impact on car parking

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 sites 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

characteristics 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.

Single storey rear extension/Front porch

Regarding criteria a), the proposed single storey rear extension and front porch is considered to be subordinate in scale when compared to the main dwelling. The proposal results in a development which would allow 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 single storey rear extension and front porch, if approved, would result in a form of development which is considered to compliment the dwelling. This development would appear sympathetic. While the front porch would be visible from Windermere Avenue it would not have a detrimental impact upon the street line.

Regarding criteria c), it is noted that the proposed extension is approximately 1.2m from the shared boundary with No.45 Windermere Avenue. The extension would be constructed 2.4m from the shared boundary with No.49 Windermere Avenue. These elements of the proposal would not result in loss of sunlight, overshadowing or loss of privacy. Therefore, these elements of the proposal are not anticipated to have any significant detrimental impact on amenity through over-shadowing, over-looking or an over-bearing impact of the neighbouring properties.

With regards to criteria d), the proposal would not result in an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles

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

Front and Rear Dormer extensions

Regarding criteria a), the proposed front and rear roof dormers is considered to be subordinate in scale when compared to the main dwelling. The proposal results in a development which would allow 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 front and rear roof dormers, if approved, would result in a form of development which is considered to compliment the dwelling. This development would appear sympathetic, and while the front dormer would be visible from Windermere Avenue, it would not have a detrimental impact upon the street line.

Regarding criteria c), it is noted that the proposed front and rear roof dormers is approximately 1.2m from the shared boundary with No.45 Windermere Avenue. The extension would be constructed 0.3m from the shared boundary with No.49 Windermere Avenue. These elements of the proposal would not result in loss of sunlight or overshadowing. These elements of the proposal would not result in overlooking or loss of privacy to the adjoining neighbours. Therefore, these elements of the proposal are not anticipated to have any significant detrimental impact on amenity through over-shadowing, over-looking or an over-bearing impact of the neighbouring properties.

With regards to criteria d), the proposal would not result in an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles

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

Car parking

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

The existing property is a single storey 3-bedroom dwelling, with an attached garage. The dwelling is required to have 2 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 three bedrooms will be implemented if planning permission was approved, with a study which could be converted into a fourth bedroom. The proposal has removed the garage, and as such they would have to provide four car parking spaces, in accordance with Burnley Local Plan 2018.

Two parking spaces have been provided on the site layout plan, and while it is required that 4 off-street parking should be made available, sufficient parking is available. It is noted that there is further parking available on street along Windermere Avenue. The proposal is unlikely therefore to lead to parking congestion or unacceptable highways conditions. A condition will be attached based on the recommended condition from Highways relating on the provision of cycle storage

Conclusion

The proposed single storey extensions and dormers 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