

Application Recommended for Approval
Cliviger With Worsthorne

HOU/2019/0399

Town and Country Planning Act 1990

Proposed two storey extension to side and single storey extension with roof lantern to the rear (following the removal of existing conservatory)

155 Brownside Road Worsthorne-with-Hurstwood Lancashire BB10 3JW

Background:

The application site is located at No. 155 Brownside Road Worsthorne-with-hurstwood which is a two-storey terraced property. The application site has private amenity space to the rear and a driveway/yard to the front of the property. The property also benefits from a two-storey outbuilding to the rear of the site.

The surrounding area can be classified as a mixture of semi-detached and terraced two storey dwellings with private amenity space to the rear with a front driveway.

The application has been brought to Committee for determination as the applicant is a local authority employee.

Photograph A



Photograph B



Proposal

This application seeks planning permission for a proposed two storey extension to the side and a single storey extension with roof lantern to the rear (following the removal of existing conservatory).

The proposed two storey side extension would have a maximum height of 8.97m dropping to 5.9m at the eaves. The width would be 2.8m and the depth would 7.66m. Two window openings are proposed to the front elevation and three window openings to the rear elevation.

The proposed extension to the rear would have a maximum height of 3.14m, the width would be 5.5m and the depth would be 3.02m. One bi-folding door is proposed to the rear elevation.

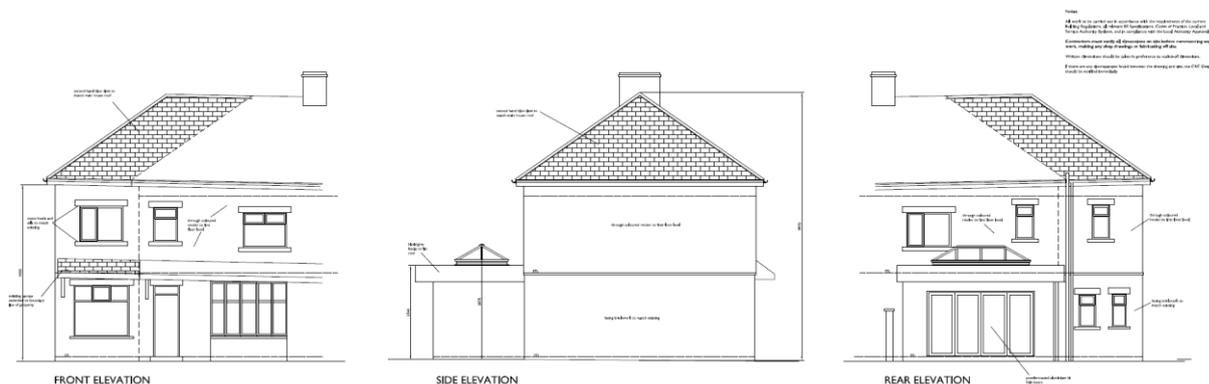
The proposed material finishes to the extension would be as follows:

- Walls – Red facing brickwork to match existing with through coloured render above off white colour.

- Roof – Second hand blue slate to match existing to extension fibreglass flat roof to single storey extension to rear.
- Windows – white Upvc
- Doors – powdercoated aluminium white
- Rainwater goods – Blacks Upvc

The proposed roof light would have a height of 0.73m. a depth of 1.65m and a width of 3.3m.

Proposed front, side and rear 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

Highways LCC raised no objection to the proposed development.

Publicity

No comments or objections have been received regarding the proposed development.

Planning and Environmental Considerations:

The principle of development

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) 2019 seeks to ensure the planning system contributes to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These objectives are:

- Economic
- Social
- Environmental

Additionally, the NPPF is underpinned by the need to secure good design. The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

Burnley's Local Plan (2018)

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
- Impact on residential amenity

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.

Single storey rear extension

Regarding criteria a), the proposed single storey extension is to the rear and is considered to be subordinate in scale when compared to the main dwelling.

For criteria b), the extension has been designed taking into account the existing characteristics and traits of the main dwelling. The proposed extensions, if approved would result in a form of development which is considered to compliment the dwelling, with the proposed materials matching that of the main dwelling.

Amenity Impact

Regarding criteria c), the single storey extension would be built on the existing footprint of the conservatory and would be of a similar size to the existing. The proposed single storey rear extension is not anticipated to have any significant detrimental impacts on amenity through over-shadowing, over-looking or an over-bearing impact of the neighbouring properties.

Highways Impact

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. LCC highways have been consulted to the proposal and have raised no objection

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

Two-storey side extension

Regarding criteria a), it is acknowledged that the proposed two-storey side extension is not subordinate in scale when compared to the host dwelling. However, the extension has been designed taking into account the existing overall design of the host building and terrace block. It is considered, on balance, the proposed design would still allow for the original building form to be understood thereby achieving compliance with the aims of criterion a.

For criteria b), the extension has been designed taking into account the existing characteristics and traits of the main dwelling. The development, if approved, would result in a form of development, which has been designed taking into account the existing design features of the main dwelling, and would not be detrimental the character and appearance of the host property and to the wider area.

Amenity Impact

Regarding criteria c), the two-storey side extension is not anticipated to have any significant detrimental impacts on amenity through over-shadowing, over-looking or an over-bearing impact of the neighbouring properties.

Highways Impact

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. LCC highways have been consulted to the proposal and have raised no objection

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

Conclusion:

The proposed development would not lead to a unreasonable level of overshadowing to neighbouring properties. The proposed scale, design and appearance of the extension 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.

3. The materials to be used in the new development shall be carried out in accordance with drawing no. R.A 40/1A date stamped 3rd August 2019. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development.

Ronan Kelly
9th September 2019