

## Application Recommended for Approval

Ightenhill with Whittlefield Ward

HOU/2020/0007

Town and Country Planning Act 1990

Proposed first floor extension to side and loft conversion

2 Maybury Avenue, Burnley

### Background:

The application site is a semi-detached dwelling along a privately maintained road. To the south east is No. 1 Maybury Avenue with a garage to its side boundary facing onto the application site. The site shares a similar front building line to No.4



### Proposal

The application seeks consent for an extension above the existing ground floor w.c./store/kitchen to enlarge the existing bedrooms and create internal access for a loft conversion. The extension will continue the ridge line of the existing property at 7.5m and maintain the same eaves height at 5.1m. The extension will be 1.5m from the existing side elevation and the footprint of the dwelling will not alter but the volume will increase.

The length of the extension will be 8.2m and no windows will be placed in any elevation. Two velux roof lights would be installed to the roof for the 4<sup>th</sup> bedroom.

Proposed materials will be to match those of the existing, red brick, render and concrete roof tiles.

An objection has been received.

## **Relevant Policies:**

### National Planning Policy Framework 2019

#### 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:** None

## **Consultation Responses:**

### **LCC Highways**

The proposal is for a first-floor side extension and loft conversion that will see an increase to the existing number of bedrooms from three to four. However, Maybury Avenue is a privately maintained road which would support the required parking provision and as such the proposal will not raise any highway concerns

### **Neighbours comments**

The neighbouring property at No.4 Maybury Avenue was granted a 1<sup>st</sup> floor extension above the existing garage in 2016. The proposal was required to be set back by 1m for the extension to be subservient. The neighbour states that this application is not set back by 1m and should replicate the same design.

*The extension at no.4 Maybury Avenue has a total width of 4.5m approximately and the extension for this application has a total width of 1.5m. There is a clear difference in design and bulk between the two extensions and this proposal is acceptable without being set back due to its overall scale and design.*

## **Planning and Environmental Considerations:**

### **The principle of development**

#### 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 amenity of neighbours

#### Design and Appearance

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

*Impact on the character of the area*

- The 1<sup>st</sup> floor extension will be visible from the street scene, however the design and use of materials back helps to integrate it well with the dwelling and it is not considered to have a detrimental impact on the overall street scene
- The extension does increase the over bulk of the property, but the extension is considered to be proportionate to the existing dwelling and there is a similar house type adjoining the application property with a larger extension and set back by 1m
- The proposal matches elements of the host dwelling by virtue of its pitched roof style and proposed use of matching materials
- The development would be in keeping with the neighbouring character, it would improve the overall appearance of the dwelling and is considered acceptable in accordance with Policies HS5 and SP5

Residential Amenity

Policy SP5 of the adopted Local Plan seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including reasoning of overlooking.

*Impact on the amenity of neighbours*

- The scheme includes no windows on the side elevation which looks onto No. 1 Maybury Avenue. The proposed side extension will not alter the existing building footprint although the volume will increase.
- To the rear is Manor Road and the properties are over 20m+ away which is sufficient enough distance in terms of privacy and overlooking.
- This scheme would not be detrimental to the amenity of neighbouring residents in terms of overlooking, loss of privacy or overshadowing and as such complies with policy HS4 part 3

Conclusion

It is considered that the proposed development, by reason of its scale and design would not harm the appearance or character of the dwelling and the locality. Furthermore, the proposed development does not detrimentally impact on the provision of amenity space or parking provisions. It is therefore considered that the proposed development is considered acceptable and is compliant with local plan policies.

**Recommendation:** Approve subject to 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 shall be carried out in accordance with the approved plans listed on this notice below.

**Reason:** To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

- 3 The materials to be used in the new development shall be carried out in accordance with the drawing listed below. 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.