

Application Recommended for Approval

HOU/2020/0195

Coal Clough With Deerplay

Town and Country Planning Act 1990

Proposed demolition of existing garage/utility room, erection of a new extension to form a store, shower room/utility room to the side of the existing dwelling and erection of conservatory to the rear of the property

86 Westbourne Avenue South, Burnley, Lancashire BB11 4QZ

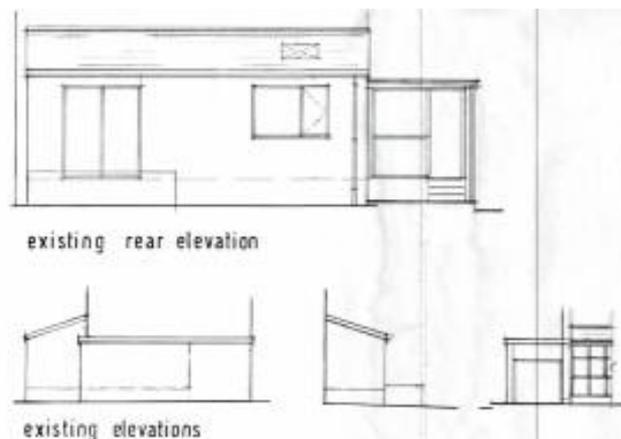
Background:

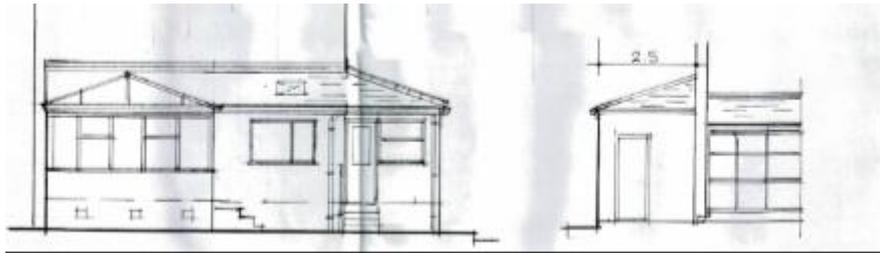
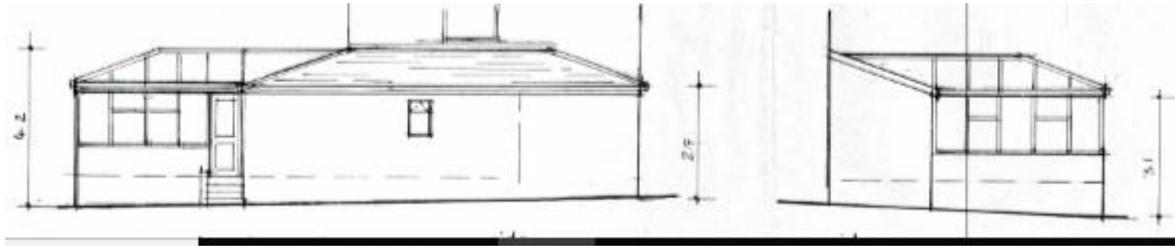
The application is referred to Committee because the applicant is an officer of the Council.

The property is a large detached dwelling within a residential estate which can be accessed via Manchester Road or Cog Lane, Burnley.



The application is to replace the existing garage and utility room with a single storey extension to accommodate a store, shower room and utility. The new development will now extend to the rear boundary but will not be any closer to the neighbouring boundary at 84 Westbourne Avenue South. The single storey extension will have a lean-to roof with a height to eaves of 2.9m and to ridge 4m. The length of the extension is 9.8m and the width is 2.5m. The applicant also intends to erect a conservatory to the rear of the dwelling which is 4.3m in width, 4.5m in length with a height to eaves of 3.1m and ridge 4.2m.





Proposed Elevations

Relevant Policies:

Burnley Local Plan (Adopted July 2018)

HS5 - House extensions and Alterations
SP5 – Development Quality and Sustainability

Article 35 Statement

The application as submitted was in accordance with the local plan policies and the National Planning Policy Framework and there was no need for any negotiation with the applicant.

Site History:

None

Consultation Responses:

Highway Authority - No objections

Publicity:

No comments received

Planning and Environmental Considerations:

There is no objection in principle to the improvement of the existing dwelling within a residential area. The main considerations in determining this application relate to the impact that the proposed extension would have on the character and appearance of the existing property, the surrounding area and the impact on the amenities of the neighbouring property.

Policy HS5:

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 principle of altering and extending the property to provide additional accommodation is considered to be in compliance with Policy HS5.

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;*

In respect of a) and b), the proposal would be subordinate in size and design with the existing dwelling and would be constructed in matching materials. The walls will be brick with matching concrete inter-locking roof tiles and white UPVC windows to match the existing. The proposed extension is single storey to the side elevation of the dwelling and the width, depth and height is relative in size and is considered to be appropriate and does not detract from the overall appearance of the dwelling from front, side and rear elevations. The proposed conservatory extension is at the rear and would be constructed in matching facing brick with a polycarbonate sheeting roof and UPVC framing. As the width, depth and height are relative to the existing dwelling, it is considered to be appropriate and does not detract from the appearance of the rear elevation of the property.

- (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);*

The proposed extension to be constructed to the side of the dwelling does not affect the neighbouring property at 84 Westbourne Avenue South by way of sunlight/daylight or privacy. There is only a small shower room window in the new extension which can be conditioned to be obscurely glazed and no windows in the side elevation of No.84. Highway sightlines are also not affected. The conservatory at the rear would not affect sunlight/daylight or privacy of the neighbouring property at 88 Westbourne Avenue South as the land levels are slightly lower and there is adequate screening on the boundary by way of fencing and tree/hedging foliage on the existing boundary.

(d) 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;

The proposal would not affect existing parking arrangements or lead to further demand for more spaces.

and

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

The proposal would not lead to a loss of private amenity space for the dwelling as there still remains ample rear garden once the extension has been constructed

In conclusion, the proposed development is suitably designed to match the existing dwelling and would not affect the amenities of the occupiers of the neighbouring property. The proposal is therefore acceptable.

Recommendation:

That planning permission be granted subject to the following conditions:-

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and Proposed Plans, Location and Site Plan received 14th May, 2020.
3. The window in the side extension for the shower room shall be glazed in obscure glazing at a minimum Level 4 obscurity rating. Any replacement windows thereafter shall also be glazed with obscure glazing with a minimum Level 4 obscurity rating.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To protect the privacy of the occupiers of the neighbouring dwelling, in accordance with Policy HS5 of Burnley's Local Plan (July 2018).