

Application Recommended for Refusal

HOU/2020/0275

Town and Country Planning Act 1990

Proposed Three Storey Side Extension, Rear Dormer Extension and Internal Alterations

Kenmuir Burnley Road Briercliffe Lancashire BB10 2JJ

Briercliffe Ward

Background:

The application site is located within the defined development boundary as designated in Burnley's Local Plan. The site comprises a part two-storey part three storey two bedroom semi-detached house in poor condition within a sloping, medium sized rectangular plot. The house has not been previously extended and is characterised by pebbledash walls and brown upvc windows below a hipped slate roof. There is a curved bay window to the front with a pitched roof over. The garden is bounded by a combination of fencing and walls. There was previously a detached pitched roof garage to the side of the house which has recently been demolished. There is a dropped kerb and parking to the front.

Ground levels slope down towards the rear and to the west side. Beyond the rear boundary is a grass paddock, whilst to the west side is a public footpath, small substation and strip of woodland, with a bowling green further beyond. Adjoining to the east is the mirrored semi-detached house, this having a single storey rear extension.

The Burnley Road street scene is in this part characterised by a mixture of semi-detached and terraced dwellings. The site is however one of six properties of the same style to the north side of the road. Two of these have been moderately extended at double storey to the side.



Photo 1: Front of Kenmuir from Burnley Road



Photo 2: Rear of Kenmuir and adjoining Rosegarth



Photo 3: Rear of Kenmuir, with Burnley Road beyond

Proposal:

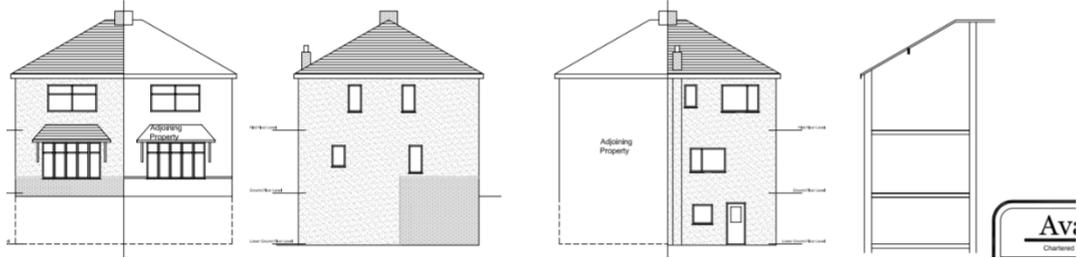
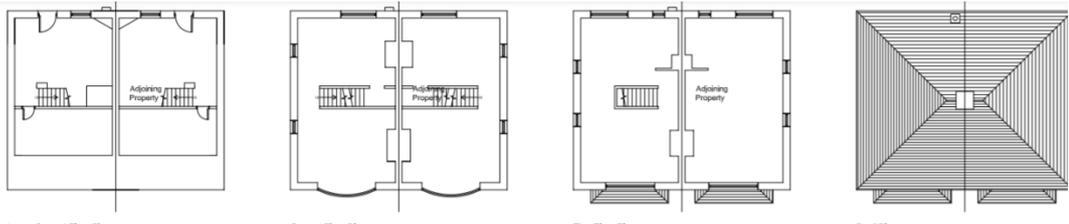
Plans show the erection of a part two storey part three storey side extension together with a second floor rear dormer across the existing and extended roof. The extension measures 5.5 metres width by 7.5 metres depth and is set back 0.7 metres behind the original existing principal elevation. The eaves line is set at the same height as existing, with a ridgeline formed slightly below the existing apex. The roof has a matching angle hipped form. The distance between the new side elevation and the side boundary is 1.7 metres.

The falling ground level to the rear and west side is such that the extension measures greater height than the existing house and also measures higher at the rear than front. At the front a set of steps leads up to a newly positioned front entrance door with a small open canopy porch over, whilst to the rear the lower ground floor elevation is expressed, this housing a games room and storage.

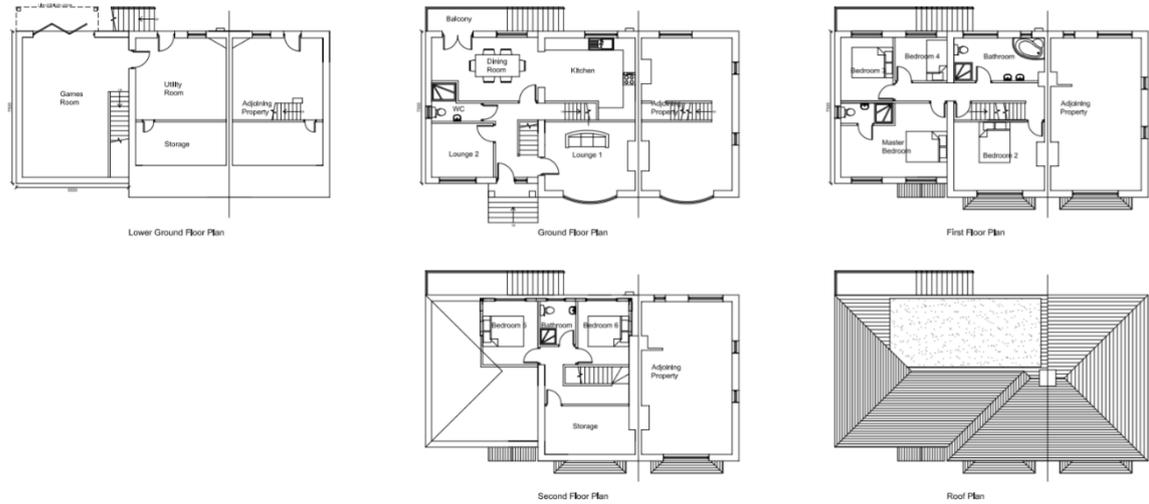
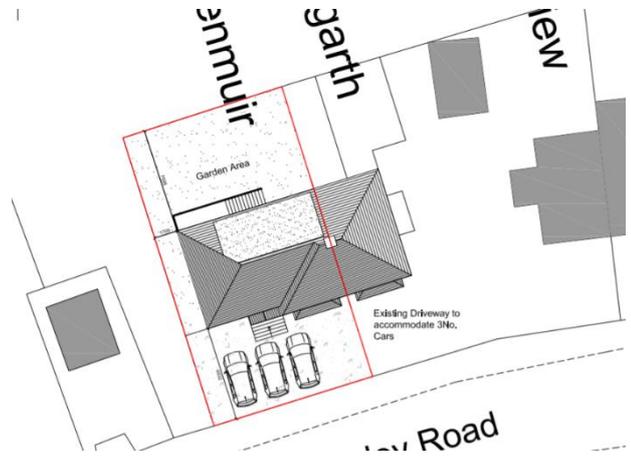
At upper ground floor are new dining and living spaces, together with a shallow rear balcony and a set of external steps leading from this down to garden level. At first floor are three new bedrooms and at second floor a further two bedrooms as found within the rear dormer. This dormer measures 7.3 metres width and has a box-like form, with a flat roof which is set slightly lower than the new ridgeline.

Materials are proposed as slate to the roof, dark slate cladding to the dormer, rendered finish walls and upvc windows.

Parking is shown as three spaces to the front.



Existing plans and elevations





Proposed plan and elevations

Relevant Policies:

Burnley's Local Plan 2018

HS5 – House Extensions and Alterations
 SP5 – Development Quality and Sustainability
 IC3 – Car Parking Standards

NPPF 2019

Site History: None

Consultation Responses:

Highways: With respect to the proposed application we would not wish to raise any objections to the development. There is a concern that the widened drive will discharge surface water on to the highway, a method of controlling this is sort. Should you wish to support the application we would wish that the following condition is added to the decision notice

1. Prior to first occupation, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

2. No development shall be occupied until full engineering, drainage, and constructional details of the driveway has been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority. Reason: - In the interest of highway safety; to ensure that surface water does not drain on to the adjacent footway and carriageway.

3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk

Neighbours – no comments received

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.

Main issues

- Impact on the character of the area including design and appearance
- Impact on amenity of neighbours

Impact on the character of the area

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy HS5 further sets out specific requirements for the design of house extensions and alterations:

- '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.'

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.

- Whilst the extension is appropriately set back from the principal elevation and as such benefits from a slightly lower ridgeline than the existing house's apex, the overall scale and massing is nevertheless of concern.
- Criteria a) above requires extensions to be subordinate and b) requires scale to respect the host building. Policy SP5(2)a) requires all development to respect existing scale and massing. In this case, whilst it is recognised that the site is of considerable width, the width of the extension exceeds the width of the original house and as such would not comply with the above stated requirements. The scheme would turn a modest two bedroom property into six bedrooms, again a further indication of its insensitive and dominant scale.
- The inappropriate width is compounded by the design which places two front elevation openings at ground and first floor, whereas a key component of the existing and adjoining house's character are the single window to the front at both floors.
- At present the building only has a very short ridgeline, whereas the proposal would introduce a lengthy ridgeline and would unbalance the adjoined pair of houses to such an extent that this would be harmful in visual terms to the street scene.
- Turning to the rear dormer, owing to its substantial width, height and box-like form, it would dominate the rear roof slope and as such would not represent good quality design and would not respect the simple architectural roof form of the existing building as required by

HS5 b) above. The placement of this feature to the rear does not excuse its incongruity and would be plainly visible from the adjacent public footpath. It should also be noted that it could not be constructed under permitted development rights given the amount of roof volume being added through the proposed side extension.

- The proposed materials are however deemed acceptable.
- With respect to the final two criteria of HS5 above, the amount of parking provision shown and the resulting rear amenity space are both deemed to be acceptable in size. As such the proposal does not conflict these requirements.
- Overall, the extension would therefore not be in keeping with the existing scale, form and character and is in conflict with the requirements of Policies SP5 and HS5.

Impact on the amenity of neighbours

Policies SP5 and HS5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reasoning of overlooking, lack of privacy or reduction of outlook or daylight.

- The only neighbouring property deemed to be materially impacted by the proposal is adjoining Rosegarth. Given that the proposal does not include any extension of the house to the rear, no adverse impact upon existing outlook or light is identified. The impact rather concerns the additional overlooking to the rear garden which would arise from the various new upper floor habitable windows. The rear garden is however already overlooked to an extent and as such it is not considered that the additional impact would be significant / unacceptable.
- As such, the application is deemed to meet the above policy requirements as concern the protection of neighbouring amenity.

Conclusion

The proposed development is acceptable in principle, however its appearance would harm the character of the dwelling and street scene.

Recommendation: Refuse for the following reason:

1. By virtue of its excessive and dominant scale and design, the proposed development would not be subordinate or sympathetic to the character of the existing house or the wider character of the street scene. The proposals would appear as prominent and incongruously large additions which fail to appropriately respect the existing proportions and appearance. The application therefore conflicts with Policies HS5a) and b) and SP5(2)a) of the Burnley Local Plan (July 2018).