

Application Recommended for APPROVAL

HOU/2020/0403

Coal Clough With Deerplay

Town and Country Planning Act 1990

Proposed extension of existing rear dormer and erection of outbuilding
25 Oakeneaves Avenue, Burnley

Background:

The application site is a semi detached bungalow property which sits on the corner of Micklehurst Crescent and Oakeneaves Avenue. The attached property is No. 27 Oakeneaves. The application site has a driveway to the front and also parking to the side off Micklehurst Crescent.

The property has altered over the years with an approved side extension and front and rear piked dormers which were approved in October 2012. The property has visual prominence given its corner location and the open aspect of the secondary parking area to the side of the property.

The property is surrounded by other similar house types and this property appears to be the only one within the vicinity which has had alterations to the roofline.

The application has been brought before the committee as an objection has been received.



Photo 1: gable elevation from Micklehurst Crescent



Photo 2: rear elevation and existing dormer



Photo 3: existing rear elevation



Photo 4: existing front elevation

A previous application was refused (HOU/2019/0576) for the following reason:

1. The proposed rear dormer extension would appear over prominent and incongruous when viewed in context with the shared roofline with No.27 Oakeneaves Avenue. The dormer would harm the visual amenity and character of the area contrary to policies HS5 and SP5 of Burnley's Local Plan.



Plan extract: of the previous refusal which would have resulted in interlinked rear piked dormers and raised roof profile inbetween.

Proposals

The application seeks consent for a rear piked dormer extension which would mirror the dormer on the gable side of the property. The proposed dormer would have approximate dimensions of 3.5m in width, 3.7m projection from the existing roofline, set back 1.2m from the eaves of the property and be set back 500mm from where the roofline meets the attached property No. 27.

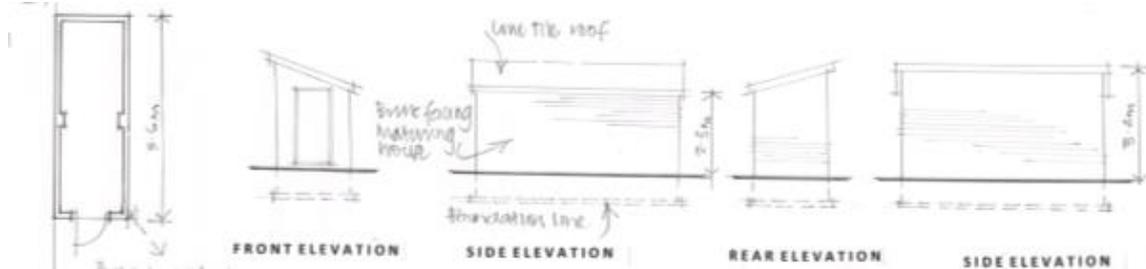
A series of velux rooflights will be inserted to the front roof profile, 3 in total and a larger single velux on the rear roof slope which will sit inbetween the rear piked dormers.

The dormer would create a larger playroom in the roofspace and larger 4th bedroom with the additional projection of the dormer. The existing plans show the property to be 6 bedrooms. Proposed materials of the dormer are; concrete roof tiles and upvc to the sides and front of the dormer.

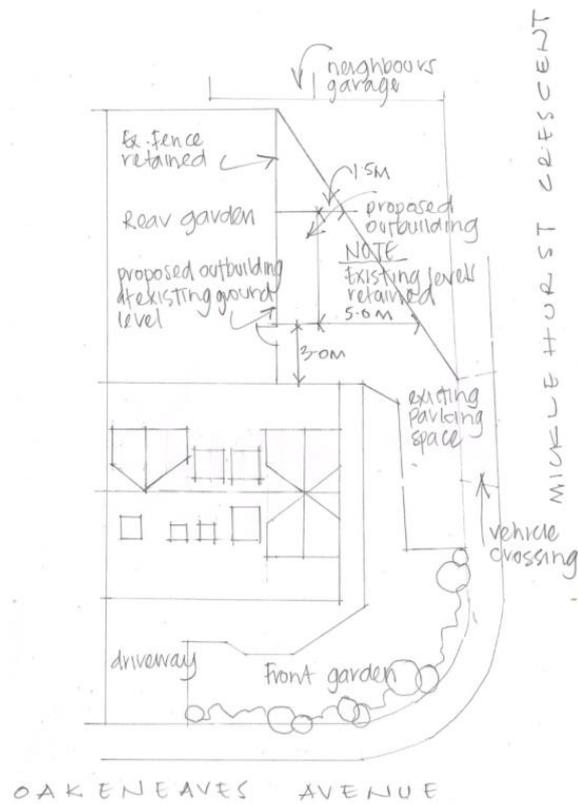
Outbuilding

The application also seeks planning permission for an outbuilding to the rear which measures 5.6m in length, 3.2m to the ridge and 2.3m to the eaves (sloping roof). The materials comprise facing brick, concrete roof tiles and uPVC door and the building would be located approximately 3m from the rear elevation of the property. The building will be visible from the street as it is located outside the main fenced area of

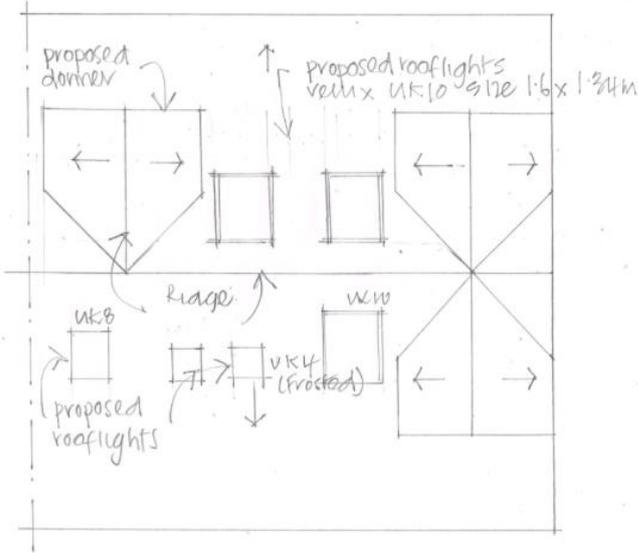
the garden, approximately 6.8m from the edge of the pavement. The area in which the outbuilding is shown, appears to be at a higher level to the pavement, no site levels or cross section has been supplied as part of the application submission so it is presumed that the site levels will remain the same.



Plan extract: proposed outbuilding



Plan extract: site layout revised plans received 16/10/20



ROOF PLAN



REAR ELEVATION

Plan extract: amended plans received 16/10/20 detailing the amended rear rooflights



Approximate location of the outbuilding

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:

HOU/2019/0576 – Proposed extension of existing rear dormer and erection of outbuilding Refused 29/4/20

APP/2012/0337 – extension and new dormer Approved 1/10/12

APP/2012/0220 – 2 storey side extension, Refused 5/7/12

98/0260 – proposed conservatory – granted

Consultation Responses:

Habergham Parish Council – no objection

Neighbour consultations: 1 Objection which can be summarised as follows;

- Loss of privacy to garden area
- Impact on character of the area

Highways – no objections to the application

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 Council's main policy in relation to extensions to houses/dwellings is outlined in HS5 'House Extension and Alterations'.

Main issues for considerations:

- Impact on the design and appearance of the area
- Impact on residential amenity

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.

Whilst there is already a front and rear piked dormer to the property, there are no other rear or front dormer extensions within the area.

When set against the attached property No. 27 (to which the property shares a continued roofline with), the introduction of a piked dormer will have a visual impact, but given the previous interlinked dormer has been removed, the impact is reduced. The site is located on a corner and so there is visual presence on the street scene, however the creation of the additional dormer is to the outer edge of the roof and therefore greater distance from the road.

The revised design, whilst still having an impact on the overall design and appearance of the rear aspect of the property and the adjoining property, is considered to be an improvement to the previous design and on balance can now be supported.

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.

There is already a dormer to the rear of the property so there is some degree already for the potential for overlooking especially into the neighbouring garden No. 27. The proposed extension will increase the potential of overlooking given that the proposed dormer moves closer to the boundary with the No.27. Whilst there are already velux roof lights and a dormer at present, the proposed extension will create an additional 3 windows projecting from the roofline.

The nearest properties to the rear are numbers 2 and 4 Micklehurst Crescent, which sit approximately 23m away. This distance is an acceptable distance away to not cause any issues with privacy or overlooking.

Whilst there are concerns in terms of the potential of overlooking, the scheme would not be significantly detrimental to the amenity of neighbouring residents in terms of loss of privacy or overshadowing and as such complies with policy HS4 part 3

Recommendation: Approve subject to the following 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, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings received on the 16/10/20 and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development will be of a satisfactory appearance and to comply with policies SP5 and HS5 of Burnley's Local Plan 2018.