

## Application Recommended for Approval with Conditions

HOU/2020/0374

Town and Country Planning Act 1990

Single Storey rear extension with 2 storey side extension over existing car port area (amended plans received 27 October 2020)

4 Christleton Close Briercliffe Lancashire BB10 2JX

Briercliffe

The application is before the Committee following the receipt of an objection.

### Background:

The application site is located within the defined development boundary as designated in Burnley's Local Plan. The site comprises a two-bedroom two-storey semi-detached house situated within a rectangular plot which drops in level towards the rear (south). There is an attached flat roof car port adjoining the house's western side elevation and then a flat roof pergola type structure to the rear of this. The front curtilage is fully paved for parking; the dropped kerb however only extends across part of the frontage.

The house is characterised by facing brickwork walls together with imitation stone to the front elevation, a mixture of grey and white upvc windows and a concrete tile side gabled roof. There is a small porch to the front elevation. The rear garden is bounded by close boarded fencing.

Adjacent to the west, at a higher ground level, is no. 6. Adjoining to the east is no. 2. Both these neighbouring houses have rear conservatories, as can be seen in the aerial image and photos below. The street scene is characterised by semi-detached and detached houses of the similar original design, many of which have been extended at two storey to the side and / or single storey to the rear.



*Aerial photo of site*



*Photo 1: Front of no. 4 (centre) and no. 2 (to left) and no. 6 (to right)*



*Photo 2: Rear of no. 4 and adjoining to no. 2 (to right)*



*Photo 3: Rear of no. 4 car port with adjoining rear of neighbouring no. 6's garage.*



*Photo 4: Looking north from rear of car port shared boundary with no. 6 and this neighbour's conservatory*

**Proposal:**

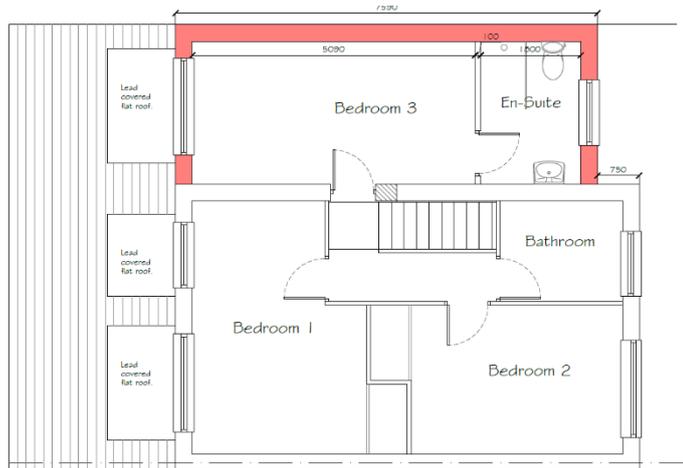
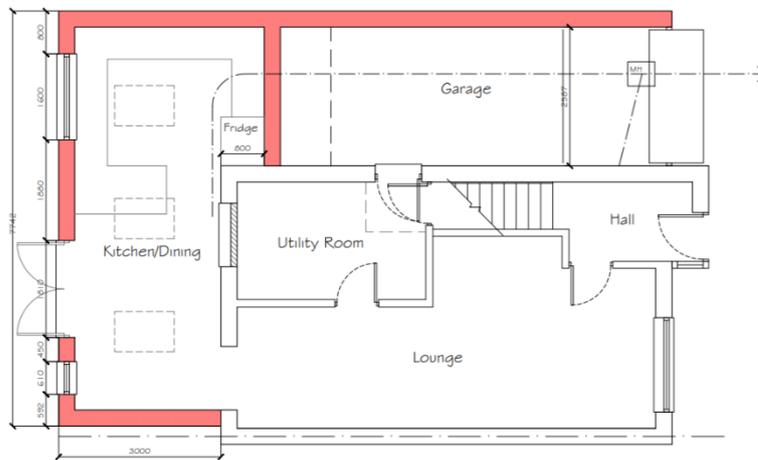
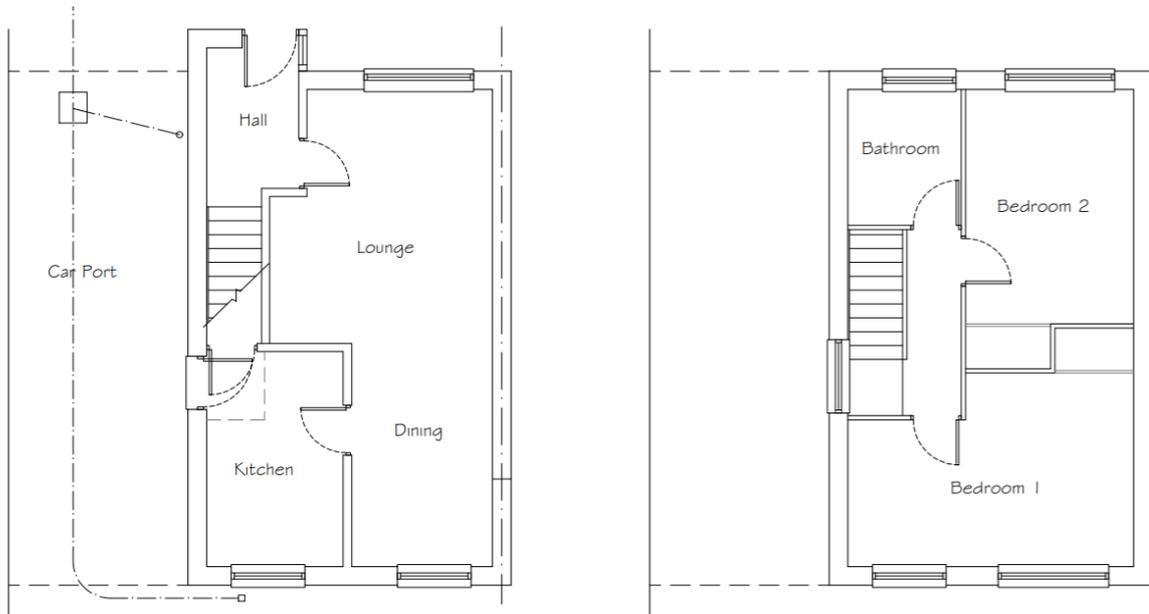
Proposed plans have been amended following discussion with Officers, such that the first floor element is now set back from the principal elevation. These amended plans have been through a further period of publicity.

Plans show the removal of the car port and erection of a two storey side extension and single storey rear extension. The side extension is to comprise a garage with third bedroom and ensuite above, with the rear extension to be a new kitchen/dining space. The side extension extends the gable roof across, whilst the rear extension uses a single pitched form, into which three roof windows are to be placed. The first floor part of the side extension measures 7.6 metres depth and extends fully to the side boundary with elevated adjacent no. 6. The rear extension measures 3 metres depth and 7.7 metres total width.

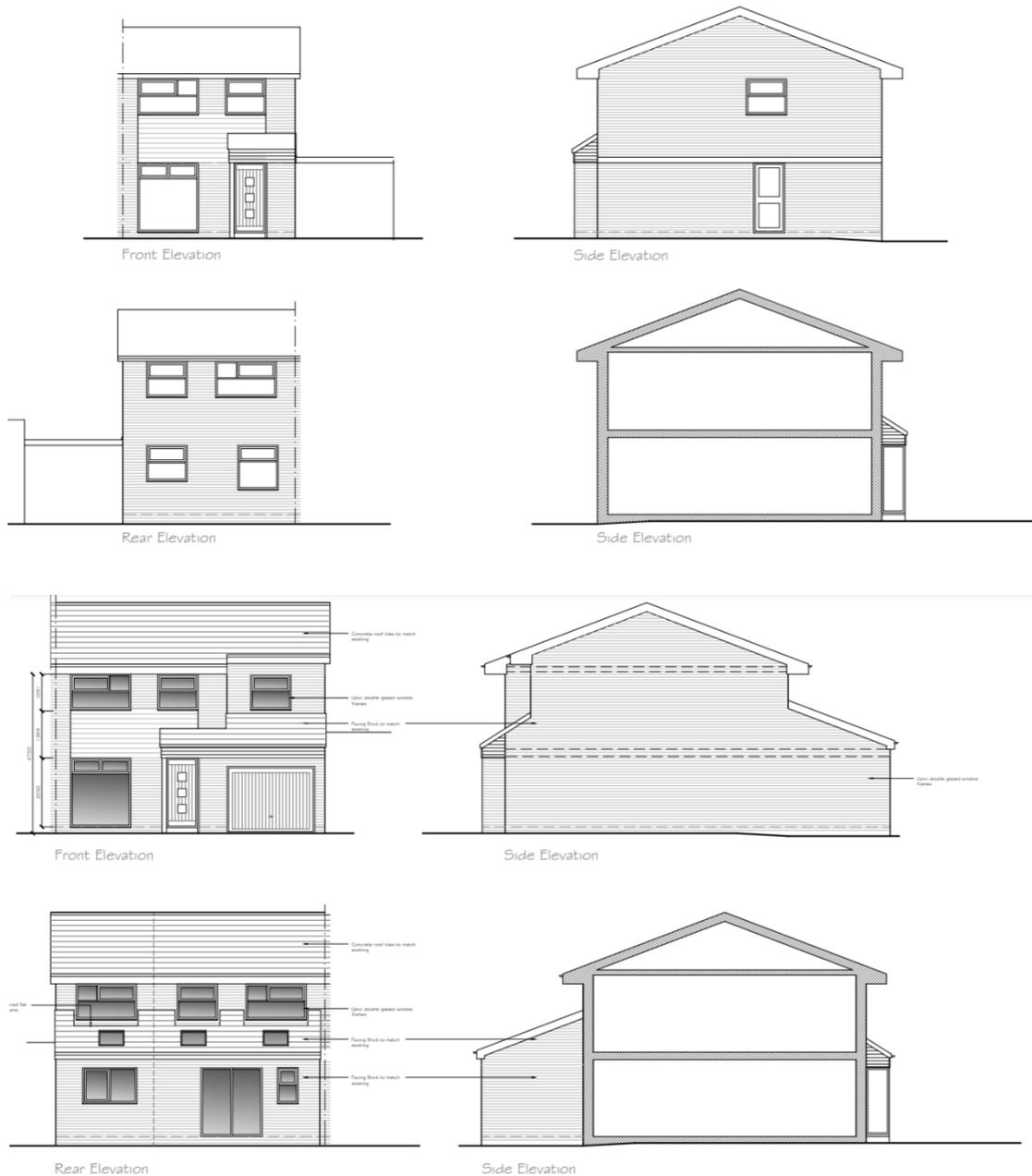
The materials proposed are to match those existing.



*Block Plan*



*Existing and proposed floor plans*



*Existing and proposed elevations*

**Relevant Policies:**

Burnley's Local Plan 2018

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

NPPF 2019

**Site History:** None.

**Consultation Responses:**

**LCC Highways:**

With respect to the proposed application we would not wish to raise any objections to the development. However there are concerns regarding the off street parking. The proposed garage does not comply with the sizing as detailed within Burnley's Local Plan where it states that a garage should be 3m x 6m. In order to full support we would look for a plan showing how two off street car parking spaces can be provided. These should measure 2.4m x 5m with an additional 0.6m where the space abuts an obstruction such as a wall or fence. If the car parking space is to be the shared pedestrian entrance then an additional 0.8m in the overall width should be provided.

### **Neighbours:**

Objection from no. 6 on grounds of loss of daylight and direct sunlight to side first landing window and loss of privacy / increased overlooking.

### **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 parking

#### 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.

- The proposal, as amended, is of a scale and form which is appropriately in keeping with and subordinate to the existing house. The side and rear extensions would both be generally consistent in their positioning, dimensions and appearance with those carried out to a number of properties within the street scene and would suitably respect the original style and proportions of the house.

- The design approach of the scheme is furthermore of a good quality, including a sensitive set-back of the first-floor element. The roof forms, placement and size of window and doors openings and materials are all acceptable and will help to ensure the enlargements complement the existing character of the property and that of the wider street scene.
- A good sized rear garden amenity space will also still remain following the extensions.
- The proposal would therefore be satisfactorily in keeping with the existing form and character of the house and street scene and is considered acceptable in accordance with 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.

- Adjacent no. 6 to the west has objected to the proposal on grounds of loss of daylight and sunlight to their existing first floor side landing window, loss of privacy / increased overlooking and the loss of a potential means of escape from their rear to the road (currently understood to be available through a gate in the fence separating the two properties).
- It is acknowledged that the proposal will reduce current levels of sunlight and daylight received by no. 6's side landing window, however there would still remain a reasonable spacing between this and the new (closer) facing gable wall. The resulting situation would be a common arrangement, and the lower floor level of no. 4 mitigates the impact. The landing is not itself a habitable room. Overall, therefore the adverse impact in this respect can be reasonably described as only minor, and not 'unacceptable/significant' such to amount to conflict with the allowances of policy.
- The new rear bedroom window will inevitably increase overlooking of no.6's rear garden giving its siting close to the boundary. However, given that this space is already overlooked by neighbouring bedroom windows, it is again not considered that the impact of this would amount to an unacceptable loss of privacy, when this is already compromised by existing arrangements. A degree of overlooking is commonly accepted in built up environments and the additional impact of the bedroom window would not amount to a defensible reason to refuse the application.
- With respect to the loss of the potential means of escape, this is not a consideration relevant to the question of 'amenity' as covered by the above policies.
- Owing to the limited dimensions of the single storey element to the rear and the presence of the neighbouring conservatory to no. 2, together with the separation distance of the two storey side extension rear bedroom window, it is also not considered that any significant harm would be caused to amenity to the neighbour on this side.
- Finally, the proposal is at a sufficient separation distance from no. 16 Tiverton Drive to the south that whilst the new rear bedroom window will increase potential overlooking of its rear garden, the impact cannot be said to be unacceptable, given the degree to which this space is already overlooked.
- As such the application complies with the above policy requirements as concern the protection of neighbouring amenity from unacceptable / significant levels of harm.

#### Impact on parking

- The comments from the Local Highways Authority are noted, however it is clear from a site visit that the fully paved front curtilage provides sufficient parking space for 2 vehicles. The proposal is therefore deemed acceptable in parking terms as there will be a sufficient amount of provision for the enlarged, three bedroom house.

#### **Conclusion**

The proposed development is acceptable in principle, will satisfactorily maintain the character of the dwelling and area and will not have an unacceptable impact upon neighbouring amenity.

**Recommendation:** Approve subject to conditions

1. The development must be begun within three years of the date of this decision.

Reason: 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. 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. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings 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 Policy SP5 of Burnley's Local Plan (July 2018).