

**Application Recommended for Approval with
Conditions**

HOU/2021/0087

Town and Country Planning Act 1990

First floor side extension above garage. Demolish conservatory to rear and build single storey extension

50 Aspen Drive Burnley Lancashire

Applicant: Mr Earnshaw

Agent: Mr Wilson

The Application is before the Committee as an objection has been received,

Background:

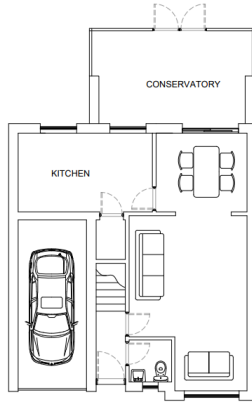
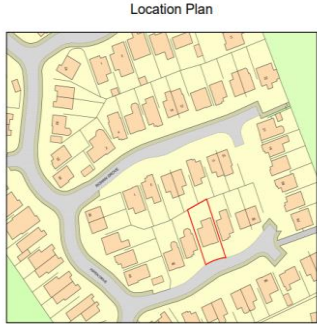
The application relates to a semi-detached property located within the rural fringe as delineated within the Burnley Local Plan 2018. The immediate area is predominantly residential with a mix of two storey detached and semi-detached and single storey bungalow dwellings.



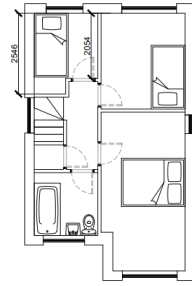
Photo 1: front of no. 50

Proposal:

Planning permission is sought for the construction of a single storey rear and side extension. The rear element of the extension will measure approximately 3m by 4.6m with a mono-pitched roof with a maximum height of approximately 4m falling to 3m at the eaves. The proposed adjoining garage 3.6m by 7.8m with a mono-pitched roof with a maximum height of approximately 4m falling to approximately 3m at the eaves.



EXISTING GROUND FLOOR PLAN



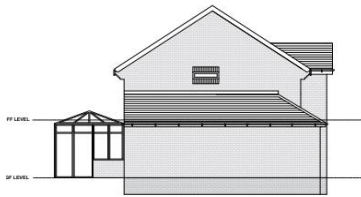
EXISTING FIRST FLOOR PLAN



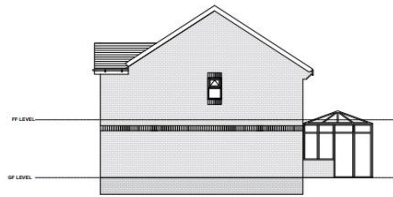
EXISTING FRONT (NORTH) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



EXISTING SIDE (WEST) ELEVATION



EXISTING SIDE (WEST) ELEVATION

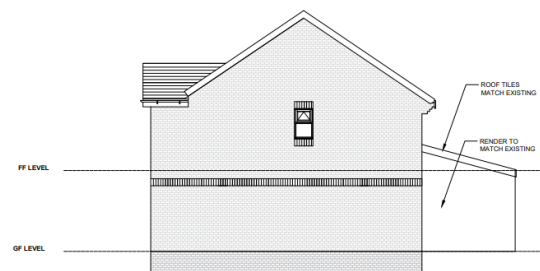
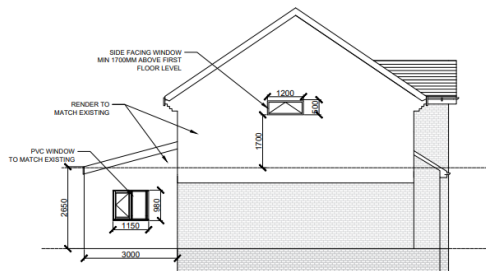
Existing Plans and Elevations



PROPOSED FRONT (NORTH) ELEVATION

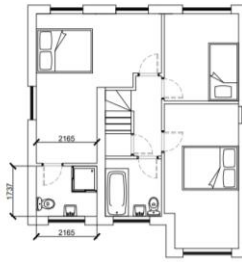


PROPOSED REAR (SOUTH) ELEVATION





PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Proposed Plans and Elevations

Relevant Policies:

Burnley's Local Plan 2018

SP1: Achieving Sustainable Development

SP4: Development Strategy

HS5: House Extensions and Alterations

SP5: Development Quality and Sustainability

National Planning Policy Framework (NPPF)

Site History:

N/A

Consultation Responses:

Neighbour comments: 1 Letter of objection was received the comments are as follows:

- Overshadowing rear amenity space
- Out of keeping materials
- Bats in the area

Planning and Environmental Considerations:

The key issues in relation to this application are:

- Visual Amenity / Design; and
- Residential Amenity

Visual Amenity / Design:

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 stating that the design, scale, massing and external appearance of development should harmonise with the existing building and should not have an adverse impact upon the character of the street scene.

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 side first floor and rear single storey extensions are considered to have been designed to respond positively to the character and visual amenity of the host property and surrounding neighbouring dwellings remaining subservient to the host dwelling and will use corresponding materials in keeping with the surrounding area. As such the proposal is not considered to result in any significant negative impact on the character of the area.

With regards to the concern of bats being located within the area, the application property and proposed development does not meet the requirements for a bat survey. It is noted that Bats are a protected species and should bats be found all work must stop while the relevant body is notified. This will be noted on any approval.

Residential Amenity:

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 proposed extensions are not considered to result in any significant negative impact on the residential amenity of the occupants of any neighbouring dwellings, due to the height of the proposal, location of the application and neighbouring properties within their plots and existing relationships. Concerns were raised over a loss of sunlight to the neighbouring properties rear amenity space, the proposed single storey extension is not considered to result in any loss of sunlight to the rear amenity space due to the solar orientation of the properties within their plots. In addition, this extension is considered to be permitted development.

Conclusion

The proposed development is acceptable in principle, will 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).

HM
Assistant Planning Officer