

Application Recommended for Approve with Conditions
Daneshouse With Stoneyholme

HOU/2021/0053

Town and Country Planning Act 1990
ERECTION OF A SINGLE STOREY REAR EXTENSION
87 Brougham Street, Burnley
Applicant: J Hussain

The application is before the Committee as objections have been received.

Background:

The proposal involves the erection of a kitchen extension to the rear of the mid-terraced dwelling.



rear of 85 and 87 Brougham Street



rear of 87 and 89 Brougham Street



Proposal:

The property is a mid-terraced house within the predominantly residential area Stoneyholme. The proposal involves the erection of a single-storey dual pitch extension to the rear to provide a separate kitchen. The extension will project approx. 4m x 3.2 with an eaves height of 2.9m and ridge height of 4. Proposed materials are mixture of brick and render with a slate roof.

Relevant Policies:

Burnley's Local Plan July 2018

HS5 – House extensions and alterations

HS4 – Housing development

SP1 – Achieving sustainable development

SP4 Development strategy

SP5 – Development quality and sustainability

National Planning Policy Framework Feb 2019

Site History:

None.

Consultation Responses:

Neighbour – Objects to the proposal for the following reasons;

- Light issue; there is an extension on my right-hand side, if this extension is built on the left-hand side it will block light from both sides to the dining kitchen.
- Smell issues from his ventilation of the toilet and kitchen and combi boiler.
- It will have a visual impact of bits sticking out into my back yard.
- The extension should be built on the opposite side.

Owner of neighbouring property – Objects for the following reasons;

- The extension should be done on the other side of the property as I would have to build my extension on this side.
- Will affect light and overshadow my property.
- Loss of privacy due to extraction fan and toilet with smell coming into my yard as the extension is being built over the boundary wall on my side of the yard.
- Noise from extraction fan and boiler flue sticking into my yard and noise with the extension.
- The work has already started, and my back access has been blocked, the boundary wall knocked down, and foundations put in without my consent.

Member of the public – objects as the extension is not in line with all the extensions on the street, they all start at the left- hand side and this one is going on the right with a full yard extension which will overshadow the back street.

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.

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 extension is proposed to the left-hand side of the rear elevation, most other kitchen extensions in this row are located on the right-hand side, however there are examples of left-hand sided extensions within the surrounding area.

The proposed materials are brick with a smooth render finish for the elevations and Marley Grey tiles for the roof. The design and materials are considered to be acceptable and would match other in the surrounding area.

Provision has been made for the storage of refuse bins within the confines of the extension.

On balance, the design of the extension is considered to be in keeping with the locality, and is deemed to be sympathetic, unobtrusive and in keeping with the surrounding area in accordance with the requirements of the NPPF and Burnley Local Plan Policy's SP5 and HS5.

Impact on the amenity of neighbours

Privacy/outlook/daylight

No windows are proposed on the side elevation adjacent to no. 85 Brougham Street and none on the rear elevation facing the back street; the windows on the other side elevation face into the back yard area and face the back yard wall between nos. 87 and 89 Brougham Street. Privacy is not therefore an issue.

A rear yard boundary wall can be erected to a height of 2m without consent under permitted development. The proposed elevation to the eaves is 2.9m which is approx. 0.9m higher than a boundary wall could be (without consent).

In general, rear extensions vary as to whether they are on the left or right -hand side at the rear of a terraced house. There is no policy restriction that requires an extension be to the right-hand side of the property as suggested by the objectors and there are examples close by. The window to the rear of no 85 is on the left-hand side and the neighbour states that this room is the dining kitchen which is classed as a habitable room within the current Local Plan.

Given the solar orientation, there will be a slight effect on the sunlight at the rear of no.85 if the proposed extension is built; it is not however considered that this would be significant enough to refuse the proposed extension. If the owner of no.85 was to build an extension to the left at his property, as he is suggesting, that would have a more significant effect on the window at the rear of his house.

Outlook from the rear of no. 85 would not be significantly different to the previous outlook when the back yard boundary wall was in place.

On balance it is considered that the proposed extension would not have such a significant effect on no.85 Brougham Street to justify a refusal.

Conclusion

The proposed extension is considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation:

Grant 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 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.