

Application Recommended for Approval with Conditions

HOU/2021/0006

Town and Country Planning Act 1990

Proposed three storey side extension, rear dormer and internal alterations.

Kenmuir Burnley Road Briercliffe BB10 2JJ

Briercliffe

Applicant: Mr Mohammed Ali

Agent: Mr Brian Sumner

The application is before the committee following the member call in for the following reason:

‘The application includes a rear dormer extension which does not have an adverse visual impact. There have been no objections received from any residents. The proposed development will not have an adverse impact on the surrounding area. The applicant has filed revised plans which try and deal with some of the concerns raised by the planning officer’.

Councillor Lubna Kahn

Councillor Sehrish Lone

Councillor Shah Hussain

Background:

The application site is located within the defined development boundary as designated in Burnley’s Local Plan. The site comprises a two-storey semi-detached house from the front/highway Burnley Road and three storeys from the side rear. The semi-detached dwelling is set back from the highway and comprises of a moderate garden plot to the rear/side.

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 through the introduction of double storey additions to the side.



Photo 1: Front of Kenmuir (left) and Rosegarth (right)



Photo 2: Side of Kenmuir



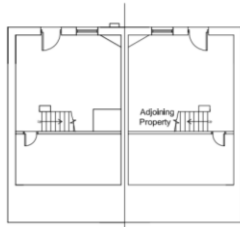
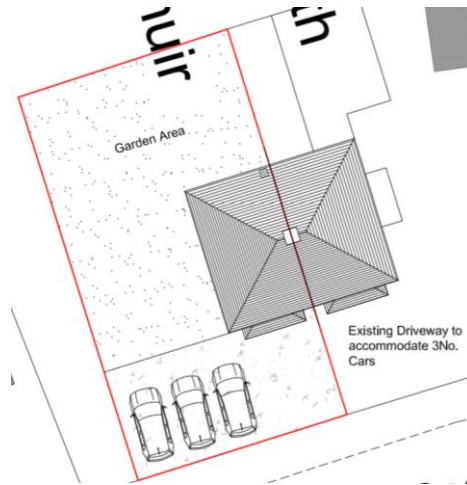
Photo 3: Rear of Kenmuir

Proposal:

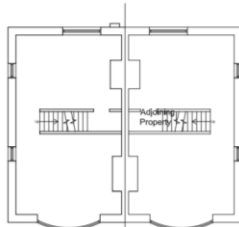
The proposal is a resubmission of a previously refused application (HOU/2020/0275) and further resubmission of (HOU/2020/0493). The application seeks consent for the following development:

- Two/ Three storey side extension measuring approximately 4m by 7.5m with a ridge and eaves height of approximately 7.8m and 65.3m respectively from the front and approximately 10m and 7.6m from the rear.
- Proposed rear dormer measuring approximately 4.4m wide and approximately 3.3m deep with a projection of approximately 2m from the plane of the roof.
- Porch to side measuring approximately 2.2m by 2.2m with a mono pitched roof with a maximum height of approximately 2.9m falling to approximately 2.2m at the eaves.

Plans show



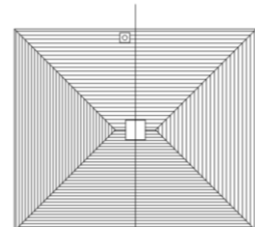
Lower Ground Floor Plan



Ground Floor Plan



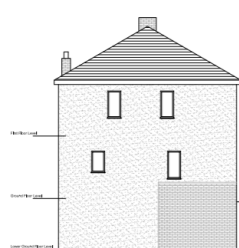
First Floor Plan



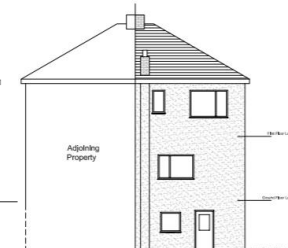
Roof Plan



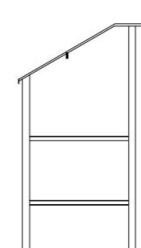
Front Elevation



Side Elevation

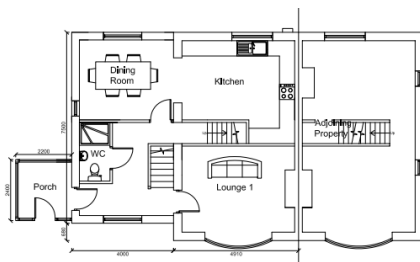


Rear Elevation

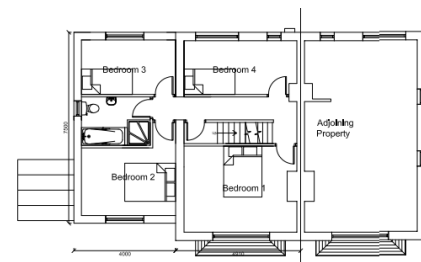


Section

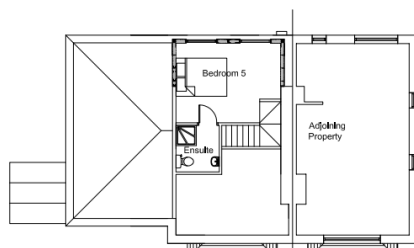
Existing plan and elevations



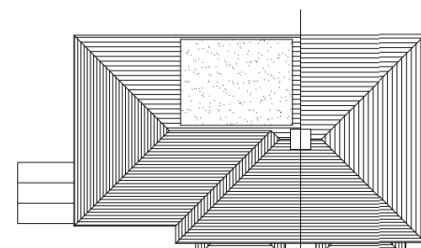
Ground Floor Plan



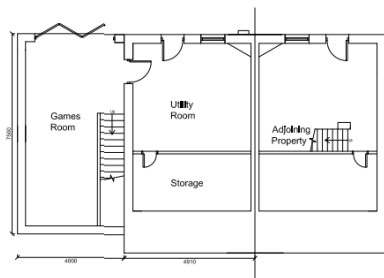
First Floor Plan



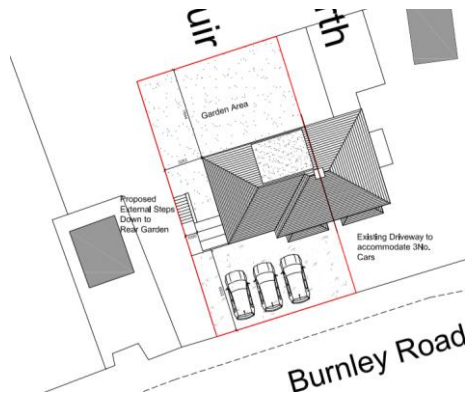
Second Floor Plan



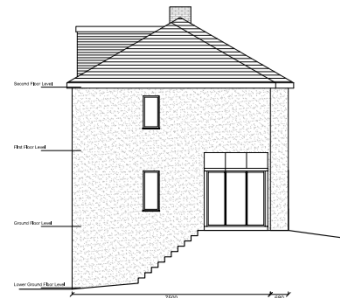
Roof Plan



Lower Ground Floor Plan



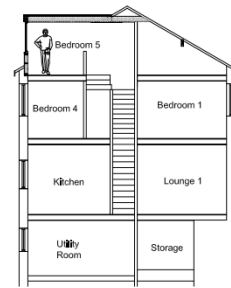
Front Elevation



Side Elevation



Rear Elevation



Section

Proposed plans and 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:

Neighbours – 6 letters of objection have been received the following material comments:

- Double the size of the existing property
- Out of keeping
- Highway/ parking concerns
- Overdevelopment

- Overlooking
- Impact on the public footpath

LCC Highways- No objections raised subject to conditions.

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 semi-detached dwelling into a much larger five-bedroom dwelling, 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, contrary to the design found within dwellings of the similar house type within the area. At present the building has only a short ridgeline, whereas the proposal would introduce a lengthy ridgeline and would thereby unbalance the adjoined dwelling. The application has not reduced the scale or massing of the previously refused applications and has in fact increased it with the introduction of the porch to the side.

The rear dormer, owing to its height and box-like form, would dominate the rear roof slope and as such is not considered to represent a good quality design and would not respect the simple architectural roof form of the existing building, contrary to policy HS5 b) above. The placement of the dormer is considered to be incongruity and would be plainly visible from the adjacent public footpath.

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 to the rear, and so no adverse impact on existing outlook or light is identified. The impact concerns the additional overlooking to the rear garden which would arise from the additional bedrooms on the first and second floor. When compared to the existing arrangement the proposal is not considered to be of a significant enough detriment to warrant a refusal.

As such the proposed development is not considered to result in an unacceptable harm to the residential amenity of occupiers within the local area.

Conclusion

The proposed development is considered to result in significant harm to the character and visual amenity of the host dwellings and local 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) and the NPPF.

HM
Assistant Planning Officer