

Application Recommended for Approval with Conditions

HOU/2021/0176

Town and Country Planning Act 1990
Single storey side and rear extension
4 Park Avenue Burnley Lancashire BB11 4RH
Rosehill With Burnley Wood

Agent: Charles Stanton

Applicant: Jai Redman

The application is before the committee as it has been submitted by the partner of a Council Member.

Background:

The site comprises no. 4 Park Avenue, an end terrace dwelling located within the settlement of Burnley, overlooking the designated open space of Scott Park to the front (west), with access from the rear (east), Pendlehurst Street.



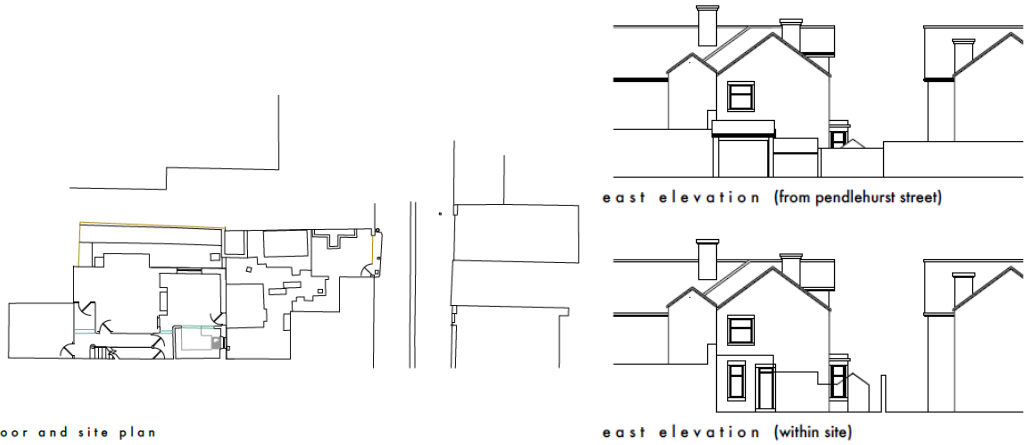
Photo 1: Rear of no. 4 Park Avenue (from Pendlehursts Street.) (Image taken from google street view)

Proposal:

The application seeks consent for the following development:

- Demolition of existing garage, conservatory, and garden store.
- Construction of wrap around L shaped flat roofed extension to the kitchen/ dining room measuring approximately 4.1 by 1.8m to the side and approximately 5m by 1.5 to the rear with a maximum height of approximately 3m.
- Single storey rear extension measuring approximately 10.5m by 3.5m with a mono pitched roof measuring approximately 3.5m falling to approximately 3m at the eaves, providing a cloak room, utility and car port.

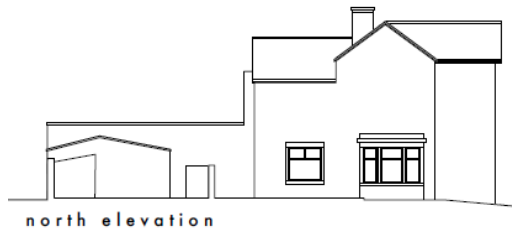
Plans show



ground floor and site plan

east elevation (from pendlehurst street)

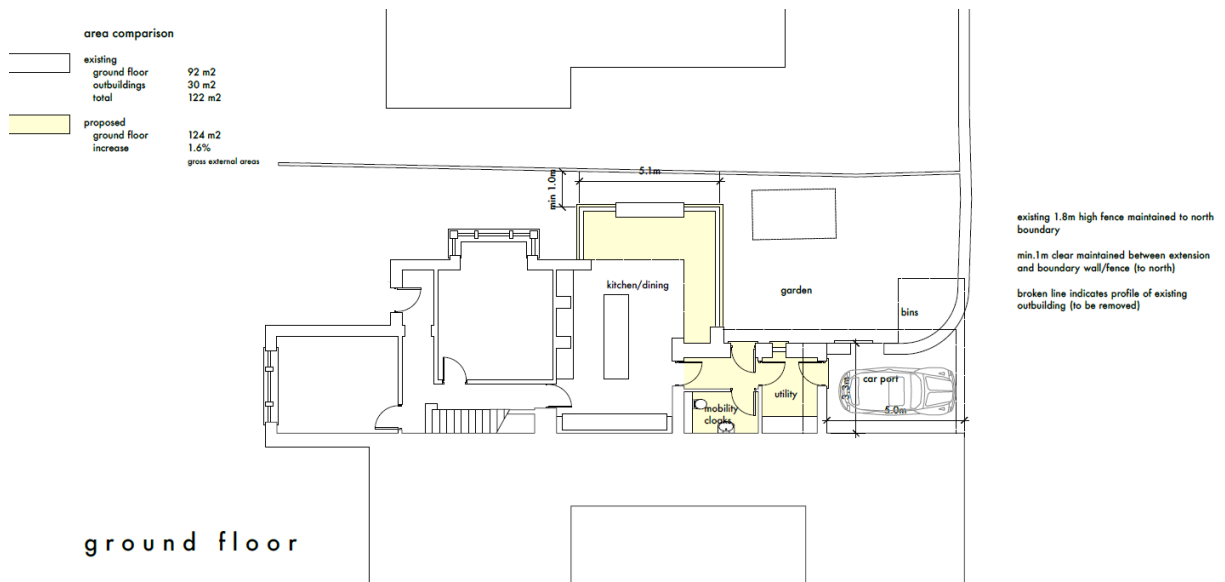
east elevation (within site)



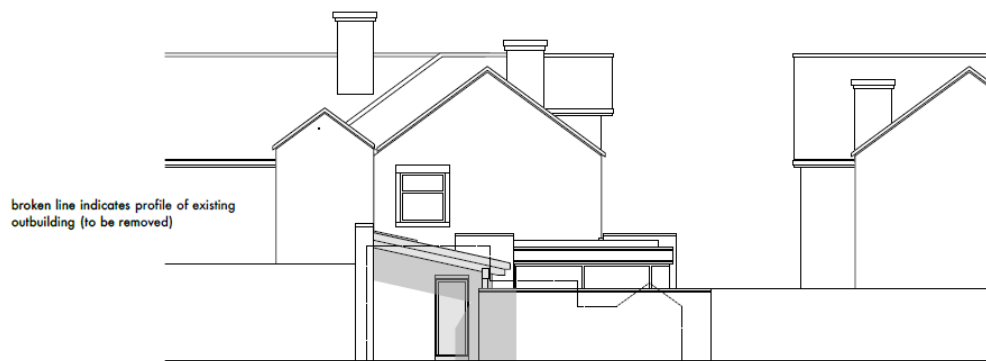
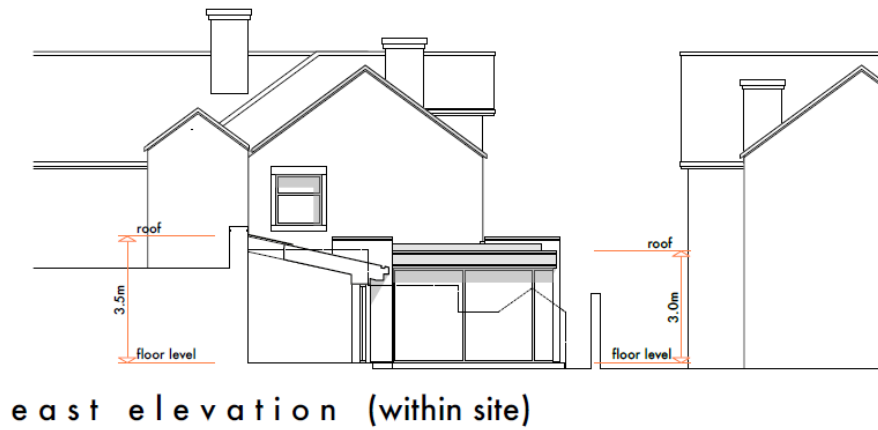
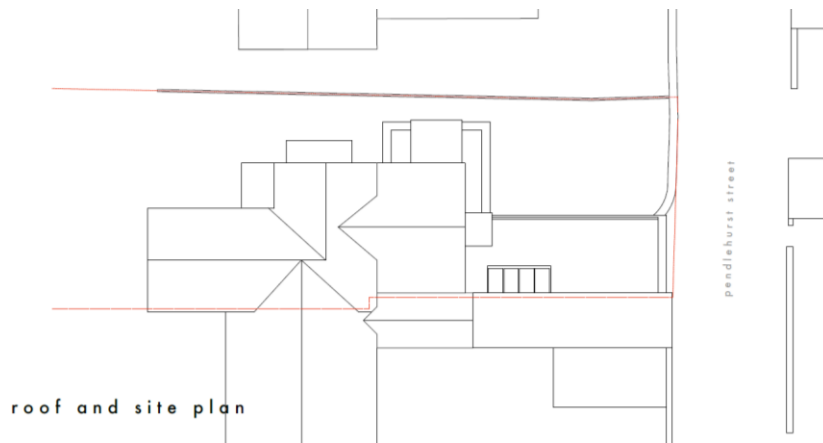
north elevation



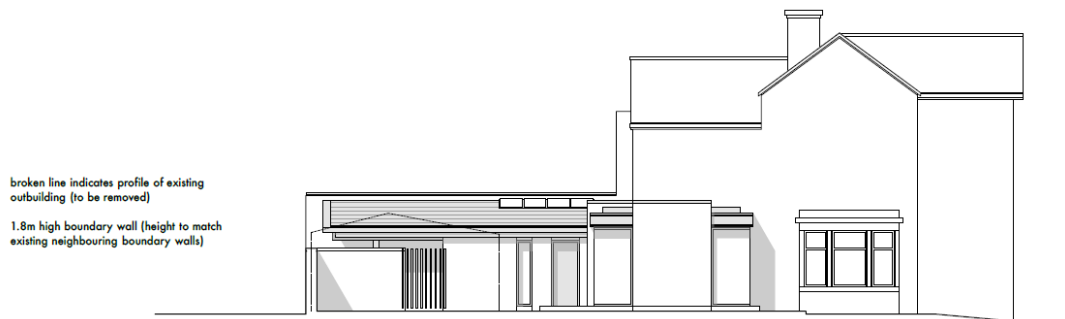
Existing plan and elevations



ground floor



east elevation (from pendlehurst street)



north elevation

Proposed plan and elevations

Relevant Policies:

Burnley's Local Plan 2018

HS5 – House Extensions and Alterations

SP5 – Development Quality and Sustainability

NPPF 2019

Site History: N/A

Consultation Responses:

Neighbours – None

LCC Highways- No concerns raised

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.

Policy SP5 seeks new development to respect existing, or locally characteristic street layouts, scale and massing. In partnership with Policy HS5, which seeks to ensure that extensions to existing dwellings respect architectural characteristics, scale and detailing of host dwellings utilising high quality matching or complementary materials. This policy also allows scope for the use of innovative or contemporary designed proposals.

In respect of the overall external appearance of the proposed extension, it is considered that the proposed design, size and use of matching and contemporary materials proposed as part of the proposed extension is acceptable insofar that it is considered they respond positively to the inherent character of the area and the character and appearance of the parent property. Whilst the proposal will result in a relatively large single storey extension, is considered to be subservient to the host dwelling, by virtue of its single storey nature and with mind to the existing outbuildings, garages and the conservatory already present onsite.

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.

Due to the host properties and neighbouring properties solar orientation within their plots, relationship with the street scene and taking into account of the existing single storey rear outbuildings, it is not considered that the proposed development would result in a significant impact on the residential amenity of neighbouring dwellings when taking into account their single storey nature and compared to the existing arrangement.

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