

**Application Recommended for Approval with Conditions
Hapton With Park**

HOU/2021/0313

Town and Country Planning Act 1990
Two storey extension to side, single storey extension to rear
At 52 Simpson Street Hapton Lancashire BB12 7LJ

Applicant: Mr Martin Large
Agent: Mr Adrian Hughes

The applications has been brought to committee as objections have been received.

Background:

The site is located on a cul-de-sac within the defined settlement boundary in Hapton. The property is a detached, surrounded by similar house types.

The property has a driveway to the front and hardstanding and a rear back garden with conservatory. No.50 Simpson Street shares a common boundary with the site to the east which is a detached property and No.54 shares a common boundary to the west which is a semi-detached property.



Photo 1: front elevation



Photo 2: rear elevation gap with No. 50



Photo 3: rear elevation



Photo 4: showing neighbouring property No. 50

Proposal

There have been revisions to this application during the course of its determination. Initial concerns were raised with the agent regarding the 2 storey side element which was not stepped back from the front building line and did not have a drop in ridge line, both design matters which would normally be requested on an application of this nature.

The application now seeks consent for a 2 storey side extension (on the eastern gable closest to No. 50) which will have dimensions of; 7.2m to the ridge, 2.3m in width and 6.8m in length. The proposed pitched roof will sit lower than the existing ridge line of the property and will be set back from the front building line at ground floor 330mm and at first floor and 1.1m. At ground floor a small garage will be created, open plan living/dining to the rear which will lead into the single storey extension element. At 1st floor an 'L' shaped bedroom and bathroom will be created. Proposed materials will be to match that of the existing property, brick quoins, marley modern tiles and facing brick to match.

To the rear a single storey full width extension is proposed this will require the removal of a current conservatory. This will project 4m from the existing rear elevation, 8.3m in length and the maximum height to the flat roof will be 5.2m. The roof will be completed with two lantern style window features. The rear extension will be finished in K render to all elevations. side extension projecting out from the existing side elevation by 2.3m, and will be the full length of the gable which will be 12.8m. The eaves height will be 2.5m and 5.7m to the ridge.

Relevant Policies:

Burnley's Local Plan 2018

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

NPPF 2021

Site History:

App/2004/1092 – erection of rear conservatory approved 18/11/04

Consultation Responses:

Highways – no objection subject to conditions

A single, integral garage is proposed. As this is sub-standard in size it cannot be counted as a parking space. However, the existing drive is to be widened to provide three parking spaces at the front of the house. This should be surfaced in a bound porous material to prevent loose material from being carried onto the adopted highway network.

Condition

The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site.

Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Neighbour consultation – 1 response received

- Loss of sunlight to the rear living area of our property by the proposed side two stories. As number 52 steps further back than our property this will block the light directly into the orangery living room, dining and garden.
- Over shadowing to the rear orangery living room, dining and garden, caused by the two storey extension.
- Loss of privacy into the orangery living room, dining and particularly the garden, which will be overlooked.

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

Design and Appearance

Paragraph 126 of the NPPF (2021) 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.

It is noted that there have been a range of extensions and alterations to properties on Simpon Street. The agent pointed out similar two storey extensions have been completed at numbers 60 and 64. Whilst each application is assessed on its merits, there is a precedent of similar extensions on the same street.

Impact on the character of the area

- The single storey element will not be visible from the street scene. Whilst it is the full length of the existing rear elevation, it is not considered that the single storey element has any detrimental impact on the immediate area and accords with policy HS5.
- Alterations to the two storey side element has been sought an amendments showing a step back from the front building line and a step down from the existing ridge line improve the overall design and creates an extension which is more subservient to the existing dwelling.
- The proposal matches elements of the host dwelling by virtue of its pitched roof style and proposed use of matching materials.
- This development would be in keeping with the neighbouring character and is considered acceptable in accordance with Policies HS5 and SP5

Residential Amenity

Policy SP5 of the adopted Local Plan seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including reasoning of overlooking.

Impact on the amenity of neighbours

- The two storey element will result in the extension achieving a 150mm gap between the application site and No. 50. A wider gap of approximately 1m will be achieved for the movement of bins to the gap between the application and No.54.
- There is a single window on the gable of No. 50 which is thought to be an obscure landing or wc bathroom. Whilst the extension will be coming closer to the neighbours

elevation as this is not a habitable window it is not considered that there will be any detrimental impact on this side elevation.

- There is an existing 1.8m high boundary fence with the No. 50, there is additional screening within the garden area of No. 50 which sits at a higher level (see photo 4) which helps to screen the conservatory. Whilst it is noted that from a neighbour that there will be a loss of privacy, given the existing boundary treatment and slight change in levels it is not considered that privacy will be impacted by the proposal
- Amended plans included a 45 degree plan which was taken from the back of the conservatory (No. 50) which shows the proposed single storey element will cut through some of 45 degree, but as this is only a single storey and the rear elevation faces south there will be a very limited of sunlight lost.
- There is a slight stagger in building lines, with No. 52 sitting back slightly on the main front building line when compared to No. 50. This will result in a small element 1.2m, of the two storey element projecting beyond the rear elevation of No. 50 when taking a line from the existing rear elevation of No. 52. It is not considered that 1.2m will create any substantial loss of outlook or privacy.
- This scheme would not be detrimental to the amenity of neighbouring residents in terms of overlooking, loss of privacy or overshadowing and as such complies with policy HS4 part 3

Other Issues

In order to soften the front parking area and to aid some natural drainage on the site, a 2 planting strips have been included in the plans.

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 hereby permitted 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 received 19/7/21 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 policies SP5 and HS5 of Burnley's Local Plan 2018
4. The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site.