

Application Recommended for REFUSAL

HOU/2021/0437

Rosehill with Burnley Wood Ward

Town and Country Planning Act 1990
Full Planning Application

Applicant Details: Mrs Sharon Eccles

Site Address: 72 Rosehill Road, Burnley, Lancashire, BB11 2QX

Proposed Development: Extension to sides and rear, raise height of ridge and front porch to provide first floor living accommodation (re-submission of HOU/2021/0013)

This application has been referred to committee due to a call in request from Councillor Jeff Sumner, Councillor Howard Baker and Councillor T Kennedy. The reason for the call in is *'there appears to be an unreconcilable dispute regarding the development that can only be resolved by referring the application to the D.C Committee. We believe the reason for refusal is marginal and referring it to DC would deliver the best outcome to this dispute.*

Background:

This application relates to a single storey detached bungalow sited on the western side of Rosehill Road. The site is located within a predominantly residential area. Directly to the north of the site is a single storey bungalow of moderate size with a front dormer roof extension. To the south continuing along the road are a number of semi-detached single storey bungalows with a pitched roof with the front roof plane facing the highway. On the eastern opposing side of the road the predominant house type is two storey terrace and semi-detached properties with hipped roof forms.







Rear of no. 72



Footpath between no. 72 (right) and no.74 (left) looking towards Rosehill Road



Footpath between no. 72 and no.74 looking towards the fields to the rear

Proposed Development:

This application is a re-submission of the recently withdrawn application HOU/2021/0013. The changes that have occurred since the previous submission include the inclusion of a first floor front extension above the porch. The rest of the development appears to be as previously submitted.

Planning permission is sought for the erection of extension to the sides and rear of the existing dwelling, the raising of the ridge height and the erection of a front porch to provide first floor living accommodation.

The application dwelling currently benefits from a hipped roof form. It is proposed to raise the ridge height of the dwelling to 6.3m to incorporate the proposed extensions to create first floor space.

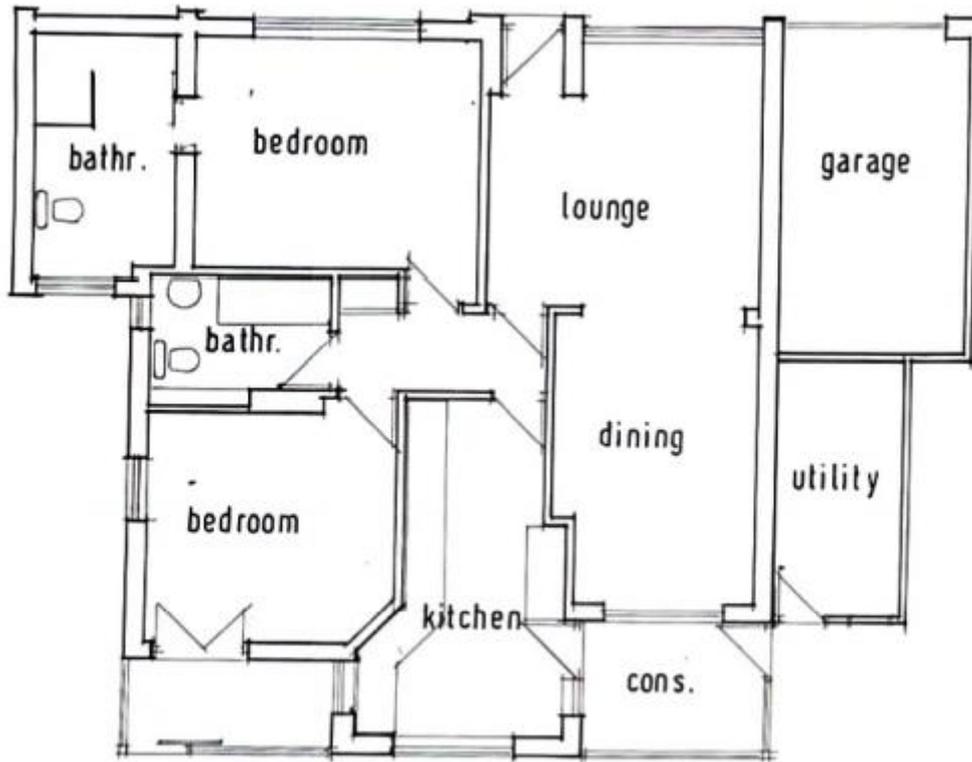
The proposed two storey front element which will create a porch at ground floor and additional bedroom space at first floor will project 1.5m from the principle elevation and have a width of 2.4m. It will have an eaves height of 5.3m and a ridge height of 6.3m to match that of the proposed dwelling.

The development also proposes to create a wrap around extension which project 9.150m down the side elevation and wraps around the rear elevation with a length of 13.450m. It then projects down the opposing side and connects to the existing side element with a length of 4.350m.

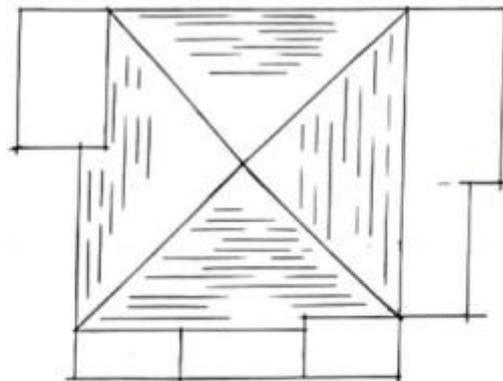
The configuration of the existing dwelling consists of only ground floor accommodation consisting of a bedroom with en-suite, a family bathroom, another bedroom, a kitchen, an open plan lounge / dining room, a conservatory, a utility and a garage.

The proposed development will consist at ground floor of 2 bedrooms with en-suites, an open plan lounge / kitchen, a garage, utility and a further bedroom. At first floor it is proposed to create a landing, a bedroom, a living room and a bathroom. The development will increase the property from a 2 bedroom dwelling to a 4 bedroom property.

Existing Plans:



existing plan



existing roof plan



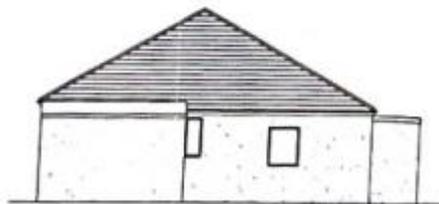
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

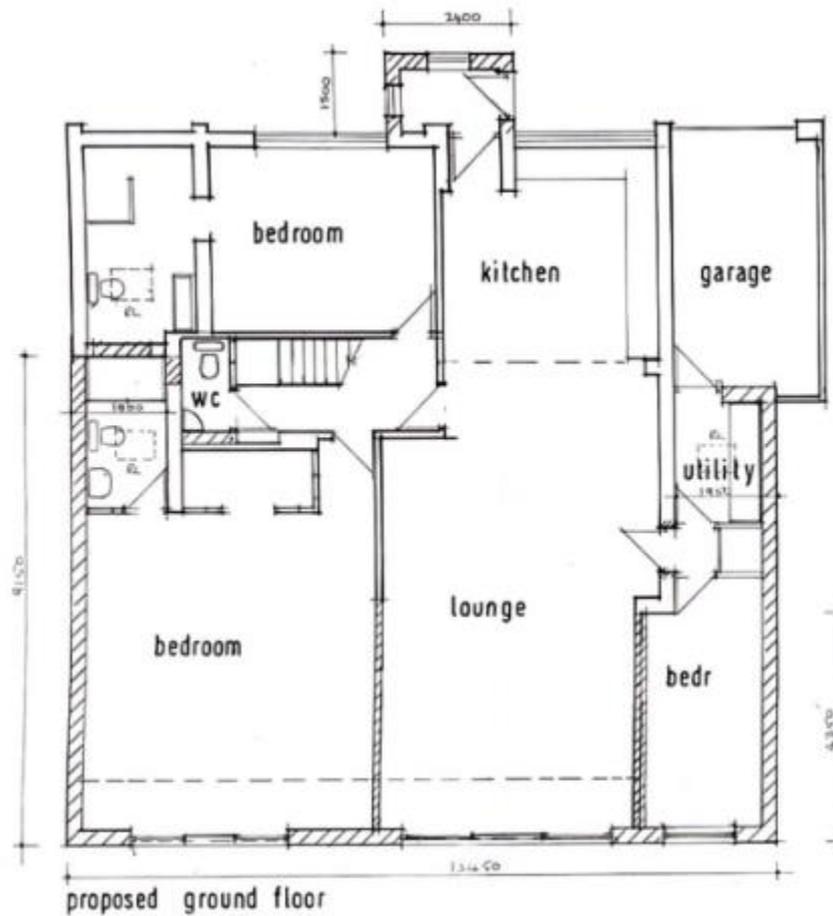


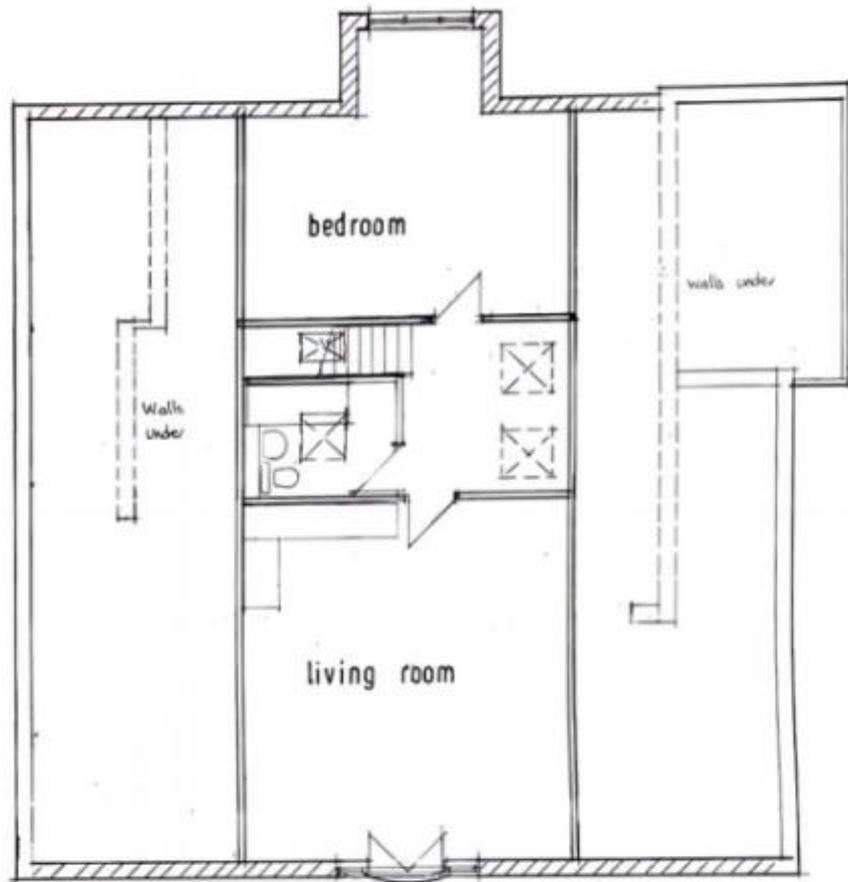
EXISTING REAR ELEVATION
SCALE 1:100



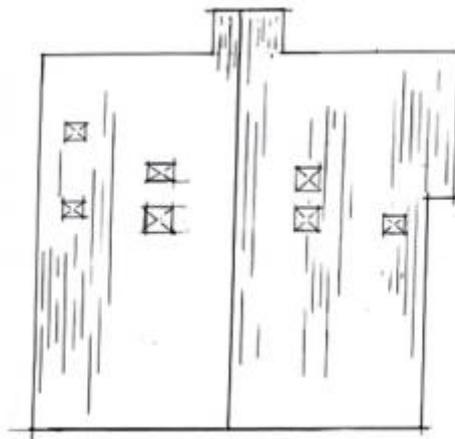
EXISTING SIDE ELEVATION
SCALE 1:100

Proposed Plans:

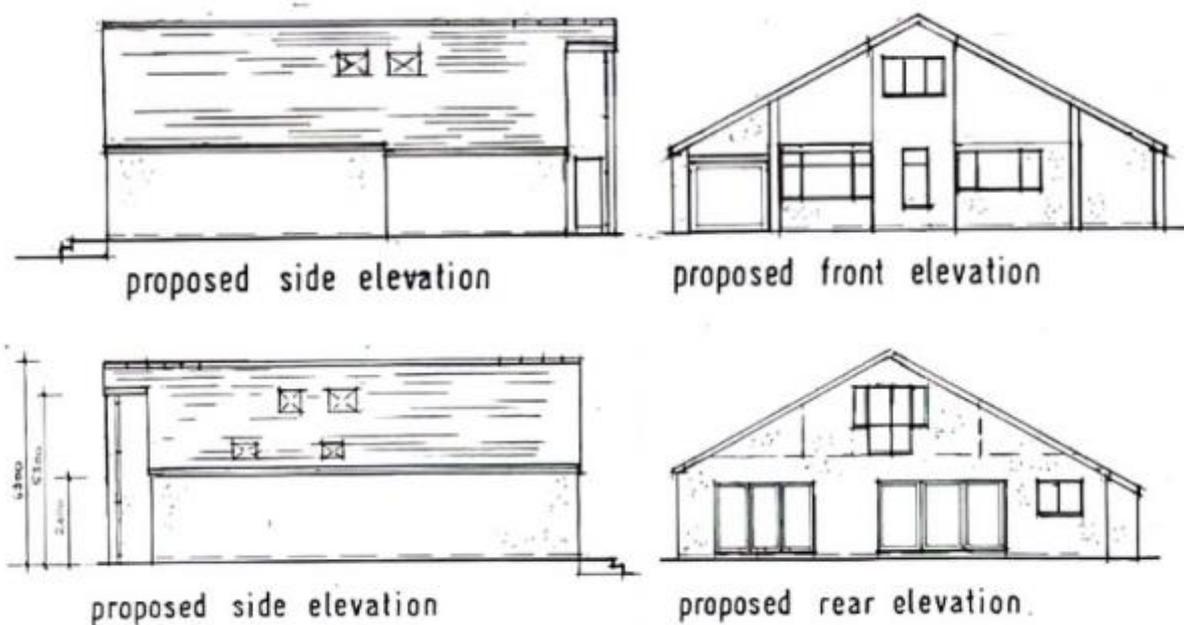




proposed first floor



proposed roof plan



Relevant Policies:

Burnley's Local Plan 2018

SP1: Achieving Sustainable Development

SP4: Development Strategy

HS5: House Extensions and Alterations

SP5: Development Quality and Sustainability

IC1: Sustainable Travel

IC3: Car Parking Standards

Appendix 9: Car Parking Standards

National Planning Policy Framework (NPPF)

Site History:

HOU/2021/0013 – Extension to sides and rear, raise ridge height to provide first floor living accommodation - WITHDRAWN

Consultation Responses:

Statutory Consultation: No comments have been received.

Public Consultation: 1 letter of representation has been received objecting to the proposal for the following reasons:

- Re-submission of a previous proposal;
- Scale of proposed works is sheer;
- Works reflect that of a re-built not an extension;
- Loss of light;
- Loss of privacy;
- Not in-keeping with the surrounding area;
- Disrupt the row of single storey bungalows along the eastern side of Rosehill Road;
- Adverse highways impact;
- Adverse drainage impact;

Planning and Environmental Considerations:

The key issues in relation to this application are:

- Principle of Development;
- Visual Amenity / Design;
- Residential Amenity; and
- Highways

Principle of development

The site is located within the development boundary of Burnley 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. Given that the works will take place within the curtilage of an existing dwelling the principle of the development is considered acceptable

Visual Amenity / Design:

Paragraph 126 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.

Extensions can be perceived as being prominent if not carefully sited and particular care should be taken with schemes visible from public vantage points. Further to this any extension should be well proportioned and sit comfortably with the original dwelling. It should respect the scale and proportions of the original dwelling.

Local Plan Policy Policy SP5 point 2 a) states that any new development should 'Respect existing, or locally characteristic street layouts, scale and massing'. This is reiterated by Local Plan Policy HS5 which states that 'Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Council will permit extensions and modifications to existing residential properties where: 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'.

The incorporation of a first floor element to the front further exacerbates the councils concerns regarding the design of the proposed development. It will create a slim projecting gable element which is not a common feature within the surrounding area. It is acknowledged by the Council that a number of two storey properties sited to the north of the application property benefits from substantial size two storey front projecting gable elements but these are as built and are not new features. The creation of a slimline two storey front gable element is considered to result in a form of development which is incongruous to the host dwelling and the surrounding area.

The raising of the ridge height along with the proposed extensions will create a forward facing gable form broken up by the two storey front element, whereby the common roof form in the area is hipped or a gable roof form which does not front the highway. It would appear as an incongruous addition which would significantly alter the character and appearance of the application dwelling. The works create an elongated gable façade which will adversely affect the visual appearance and character of the application dwelling and the streetscene. The development would appear as an incongruous addition within the streetscene by virtue of its form, design, detailing, massing and size. Accordingly, the design and detailing of the proposed development would result in the creation of a form of development which does not harmonise with the host dwelling but rather be considered as prominent incompatible

additions that do not sympathetically respond to the character of the host dwelling or the surrounding area altering the existing form of the development considerably.

The proposed development would result in the overdevelopment of the host dwelling that would be out of keeping with the existing dwelling and the surrounding area. The resultant size and scale of the cumulative extensions as a whole would be overbearing and over dominant in relation to the original dwelling and would be detrimental to the amenities and values of the area.

Although the houses in the area are not symmetrical, they are of straightforward design with a largely uniform appearance. The predominant roof form in the area is hipped or gable with the roof plane facing towards the highway. Taking account of the inherent design pattern of development within the area, it is considered that the cumulative impact of the proposed development would be of detriment to the visual amenities and appearance of the host dwelling and street scene. The proposed works cumulatively would not be considered subservient as they would alter significantly and cause harm to the uniformity and pattern of development within the immediate area. The creation of an elongated gable façade which fronts the highway is not considered compatible with the streetscene.

The proposed development as a whole would contribute to the over development of the original application site that would be out of keeping with the design, scale and form of the original dwelling. The proposed development undermines the character of the existing dwelling and the surrounding area and would be detrimental to the amenities and values of the area.

Taking into consideration the above it is considered that the proposed development is contrary to Policy HS5 and SP5 and the NPPF.

Residential Amenity:

Both policies SP5 and HS5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants of adjacent land users, with reference to issues including: loss of lights, privacy / overlooking and outlook.

The proposed works would create a circa 13m blank elevation which runs in close proximity to the boundary the property shares with No. 74 Rosehill Road. It is considered that the creation of such a large blank elevation would result in an oppressive feeling and result in an overbearing impact upon the occupiers of the aforementioned dwelling.

The proposal also seeks to incorporate a first floor Juliet balcony to the rear elevation. This is a feature that is considerable more harmful than a window opening due to its nature. The incorporation of an opening at first floor would allow for unrestricted views into the rear gardens of No. 70 and No. 74 Rosehill Road. It would severely injure the level of privacy currently experienced by the occupier of the aforementioned property by virtue of the restricted views that would be induce a feeling of being overlooked

The development is, therefore, considered contrary to Policies HS5 and SP5 and the NPPF.

Highways:

Policy IC1 seeks to ensure sustainable travel, highway safety and a safe and convenient means of access for all users. Policy IC3 requires the adequate provision of car parking for developments in accordance with specific parking standards set out in Appendix 9. In applying the parking standards Appendix 9 allows for local circumstances to be taken into account which includes the accessibility of the site by public transport, walking and cycling; the availability of existing public parking provision or on-street parking nearby; and whether

any under-provision might cause or exacerbate congestion, highway safety issues or on-street parking problems.

The proposed development would increase the property from a 2 bed to a 4 bed dwelling. The current parking standard for a 4 bedroom dwelling as set out in Policy IC3 and Appendix 9 of the Local Plan is 3 off-street parking spaces. No details of parking have been submitted, however, after visiting the site it is considered that the garage and driveway to the front would be able to accommodate adequate parking. It is, therefore, considered that provision of parking off-site is sufficient. The proposal therefore, accords with IC3 and Appendix 9 of the Local Plan.

Conclusion:

It is for the above reasons and having regard to all material consideration and matters raised that I recommend refusal of the application.

Recommendation:

That planning consent be **REFUSED** for the following reasons:

1. The proposed two storey front projecting gable, by virtue of its size, siting and design would result in an incongruous, discordant and unsympathetic addition that would detract significantly from the character and appearance of the host building and the visual amenities of the locality. It is further considered that the development would result in the introduction of a highly prominent addition resulting in the visual detriment of the host property and the character and visual amenities of the area. The development is therefore contrary to Policy SP5 of the Local Plan and the NPPF.
2. The level of development proposed would be of significant detriment to the character and appearance of the existing dwelling and surrounding area, insofar that the proposed development, when considered cumulatively, would not be considered subservient as they would alter significantly and cause harm to the uniformity and pattern of development within the immediate area. The creation of an elongated gable façade which fronts the highway is not considered compatible with the streetscene, detrimentally undermining the inherent character of the existing building and surrounding area. Contrary to Policy SP5 of the Local Plan and the NPPF.
3. The proposed development by virtue of the presence of the first floor Juliet balcony / opening would result in an unacceptable impact upon the residential amenities of adjacent occupiers of No. 70 and No 74 Rosehill Road, by virtue of elevated overlooking and the perception of overlooking into private residential amenity space and the perception of overlooking contrary to Local Plan Policy SP5 and the NPPF.