

**Application Recommended for REFUSAL**

**HOU/2021/0637**

Gannow Ward

**Site Address:** 5 Tedder Avenue, Burnley, Lancashire, BB12 6DL

**Proposed Development:** Demolition of detached outbuilding and proposed erection of a 2 storey extension to side elevation (re-submission of HOU/2021/0364)

**Applicant:** Mr Scott Gizon

This application is before the committee following member call in.

**Background:**

This application relates to a two storey semi-detached property sited on a prominent corner plot on the south eastern side of Tedder Avenue and the northern side of Alexander Grove. The site is located within a predominantly residential area.

The site currently benefits from a single storey detached outbuilding to the side of the application dwelling. Due to the topography of the site the land slopes down away from the application dwelling to the south, towards the junction of Tedder Avenue and Alexander Grove.



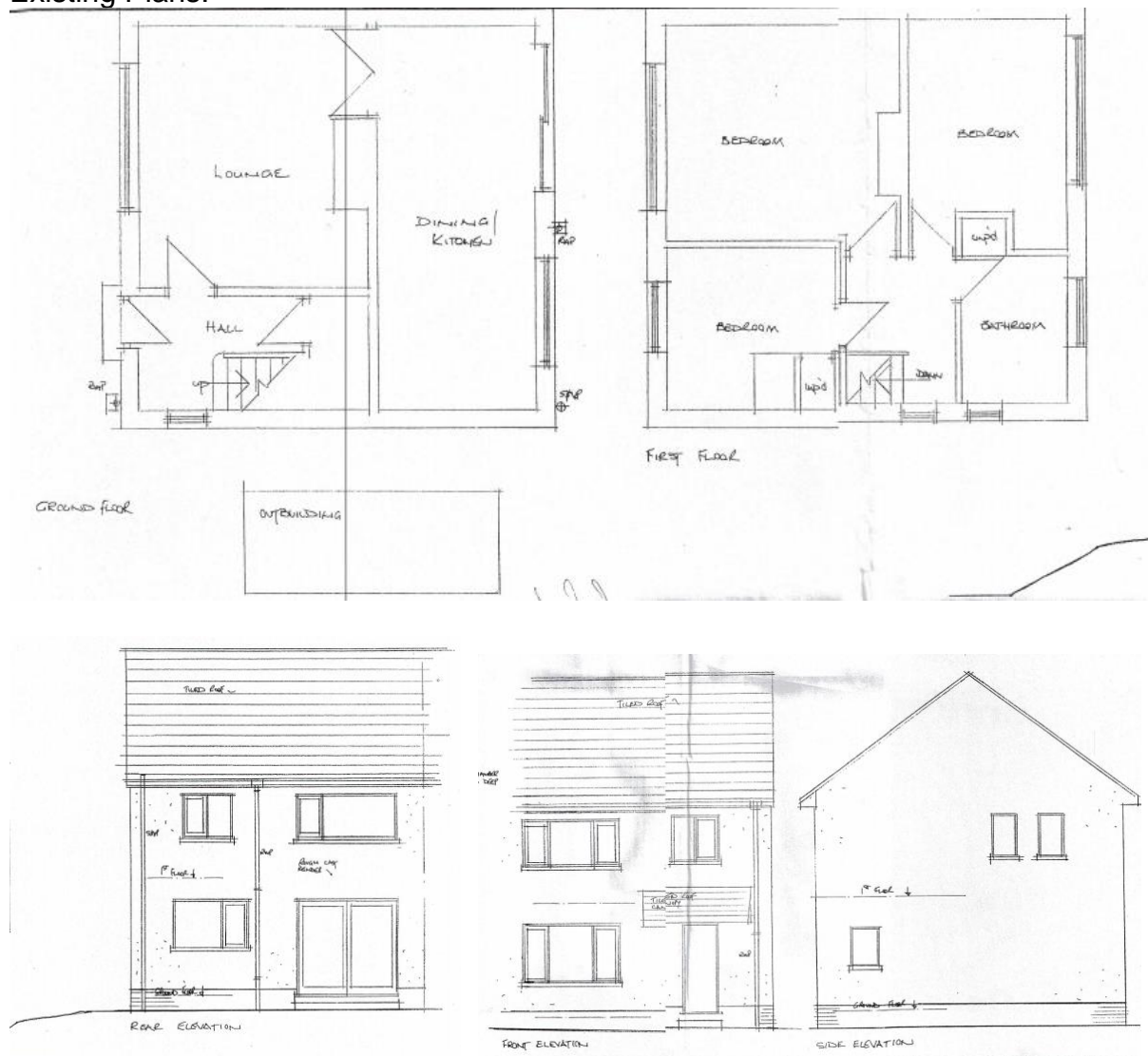
**Proposed Development:**

Planning permission is sought for the demolition of the detached outbuilding and the proposed erection of a 2 storey extension to side elevation. This application is a re-submission of HOU/2021/0364 which was recently refused.

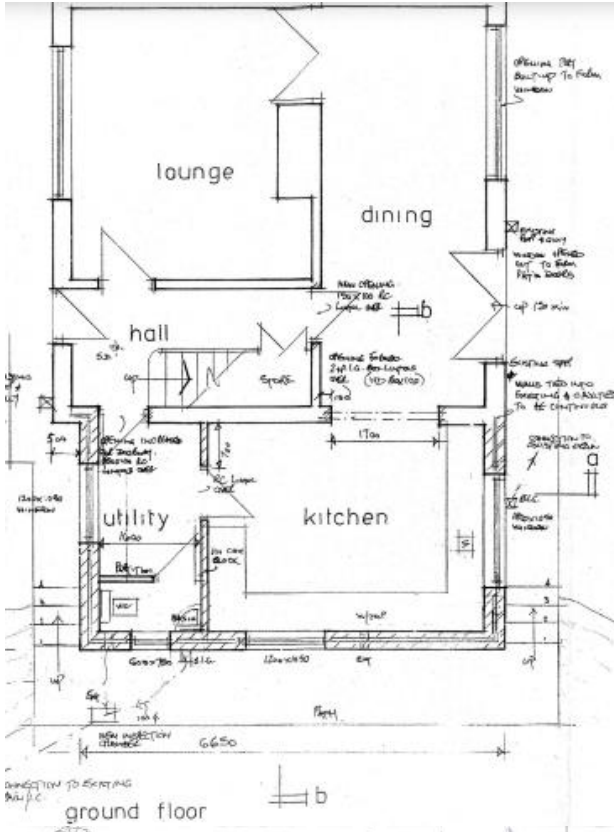
The 2 storey side extension will project 3.5m from the existing side elevation and have a length of 6.65m and will be set back 500mm from the principle elevation. It will have a hipped roof with an eaves height to match that of the host dwelling and a ridge height set down.

The amendments made to the scheme include a small reduction in the projection from the side elevation by 0.2m, a further additional 200mm set back from the principal elevation and the amendment of the roof form from a pitched roof to a hipped roof.

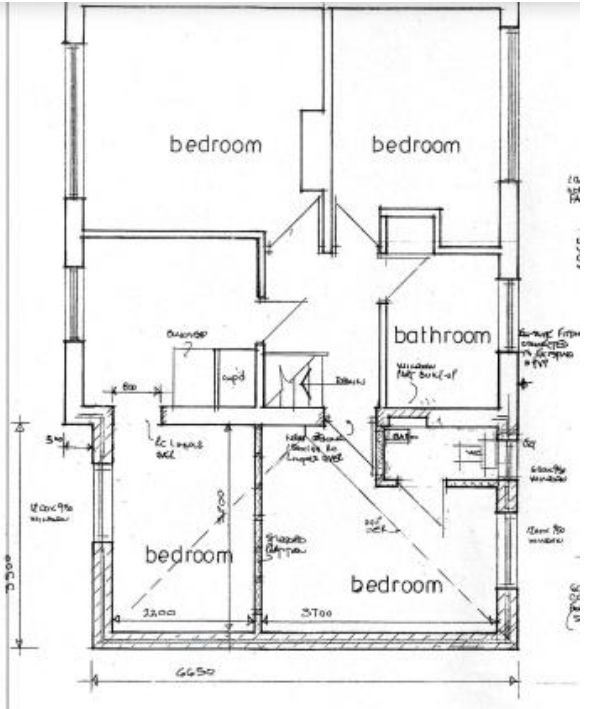
Existing Plans:



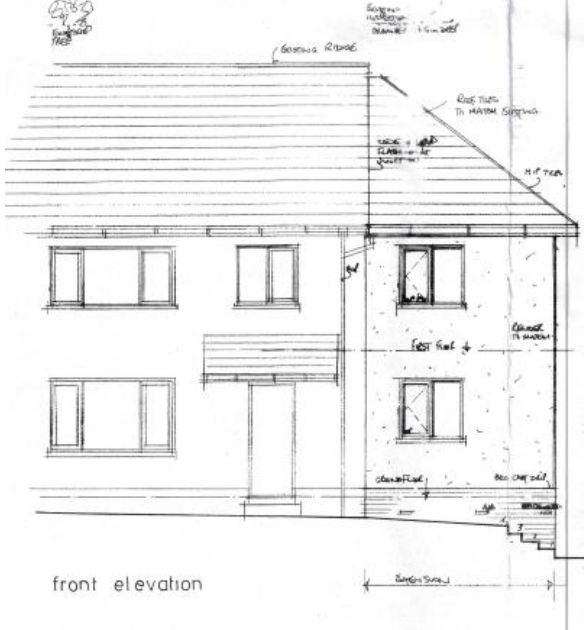
Proposed Plans:



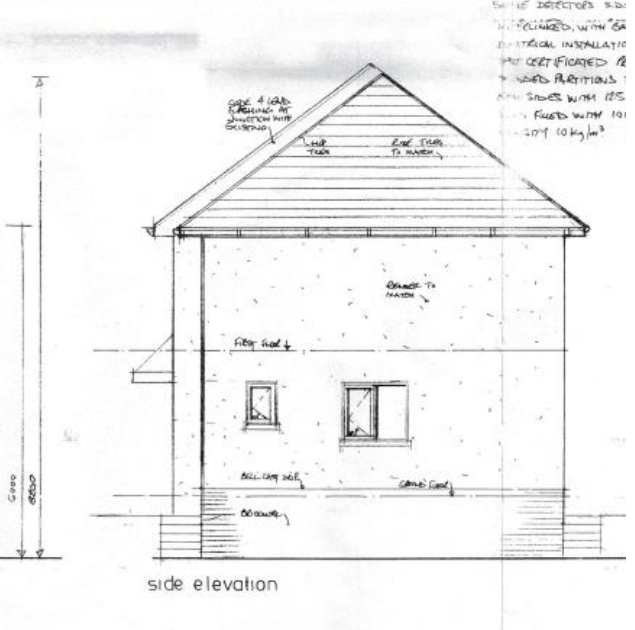
ground floor



first floor



front elevation



side elevation

SOME DETAILS FOR  
 TO BE INCLUDED WITH SA  
 ELECTRICAL INSTALLATION  
 AND CERTIFICATED B  
 WOODEN PARTITIONS :  
 AND SHEDS WITH 125  
 AND FLOOR WITH 101  
 1207 10 kg m<sup>3</sup>



### Relevant Policies:

#### Burnley Local Plan Policies:

- SP1: Achieving Sustainable Development
- SP4: Development Strategy
- SP5: Development Quality and Sustainability
- HS5: House Extensions and Alterations
- IC3: Car Parking Standards

#### National Planning Policy Framework (NPPF)

#### Site History:

HOU/2021/0364 - Demolition of detached outbuilding and proposed erection of a 2 storey extension to side elevation – REFUSED

#### Consultation Responses:

No comments have been received

#### Planning and Environmental Considerations:

The key issues in relation to this application are:

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

### **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 sited within the development boundary of Burnley the principle of the development is considered acceptable.

### **Visual Amenity / Design:**

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 stating that the design, scale, massing and external appearance of development should harmonise with the existing building and should not have an adverse impact upon the character of the streetscene.

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.

Any extension should be well proportioned and sit comfortably alongside the original dwelling. It should respect the scale and proportions of the original dwelling and should not overwhelm. In order to emphasise a submissive relationship with the original dwelling extension should be set back and set down for the host dwelling for an easy understanding of what is original and what is extension.

Due to the topography of the land sloping away to the south the proposed two storey side extension would result in the creation of a substantially sized gable elevation measuring a total height of 8.2m. It is acknowledged that proposal will contain window openings, however the creation of a gable element of such a scale and massing is not considered to meet the aims and objectives of the Local Plan or NPPF. Policy SP5(2)a) requires all development to respect existing scale and massing. It is considered that the proposed development would result in the creation of an element that would be out of keeping with the existing dwelling and the surrounding area. The resultant size and scale of the cumulative extension would be overbearing and over dominant in relation to the original dwelling and would be detrimental to the amenities and values of the area. It would not be considered subservient despite the slight set back and set down.

The application site is a corner plot. It is therefore, considered that the proposed development would be highly visible resulting in a prominent sizeable gable elevation which would detract from the inherent character of the area.

Further to this, the property is a semi-detached dwelling and the proposed works would appear disproportionate and awkward in relation to that of the attached property. Although the houses in the area are not symmetrical, they are of straightforward design with a largely uniform appearance. Further to this, given the established building lines in the vicinity and taking account of the inherent linear pattern of development within the area, it is considered that the proposed development would be of detriment to the visual amenities and appearance of the host dwelling and street scene.

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.

Given that the property is a corner plot, it is considered that the proposed development albeit a sizeable element would not result in any adverse amenity impact upon No. 2 Alexander Grove, as the openings proposed would have the same relationship the existing openings currently benefit from.

No.3 Tedder Avenue is set down considerably from the application site due to the changes in land levels. The application dwelling has an off-set distance of circa 18m to the boundary of No. 3 Tedder Avenue. The introduction of the two storey side extension would reduce this to circa 14m. However, the removal of the first floor window which was proposed as part of the previous application would ensure that the development would not induce the feeling of being overlooked and therefore would have a negligible impact.

The development, therefore, accords with Policies SP5 and HS5 of the Local Plan.

**Highways:**

The proposed development would increase the property from a 3 bed to a 4 bed. It is acknowledged that there is a the lack of off-street parking in the area however it is considered that the proposal will not exacerbate this to an extent which warrants the refusal of this application.

**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. 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 addition which fails to appropriately respect the existing proportions and appearance. The application therefore conflicts with Policies HS5 and SP5 of the Burnley 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 undermine the inherent character of the existing building, imbalance a pair of

semi-detached properties contrary to Policies HS5 and SP5 of the Local Plan and the NPPF.