

Application Recommended for Approval

HOU/2021/0607

Lanehead

Town and Country Planning Act 1990

Proposed rear Lower GF and GF extension with raised patio area and associated site works

Southside The Grange Marsden Road Burnley

Applicant: Munazza Raza

Agent: Mr Hamaad Anwar

The application has been brought to Development Control Committee as a letter of objection has been received.

Background:

The application site is a semi-detached property located in Burnley. The site is set well back from the road and has a gated entrance and detached garage to the side. To the rear the property has a large private garden area.

The house is of substantial proportions and has a multi-gabled roof form and a mixture of external materials. To the rear elevation part of the ground floor has a shallow projection, with a flat roof over. There is a drop down from the rear elevation to a small patio, beyond which there is a further drop to the rear garden area.



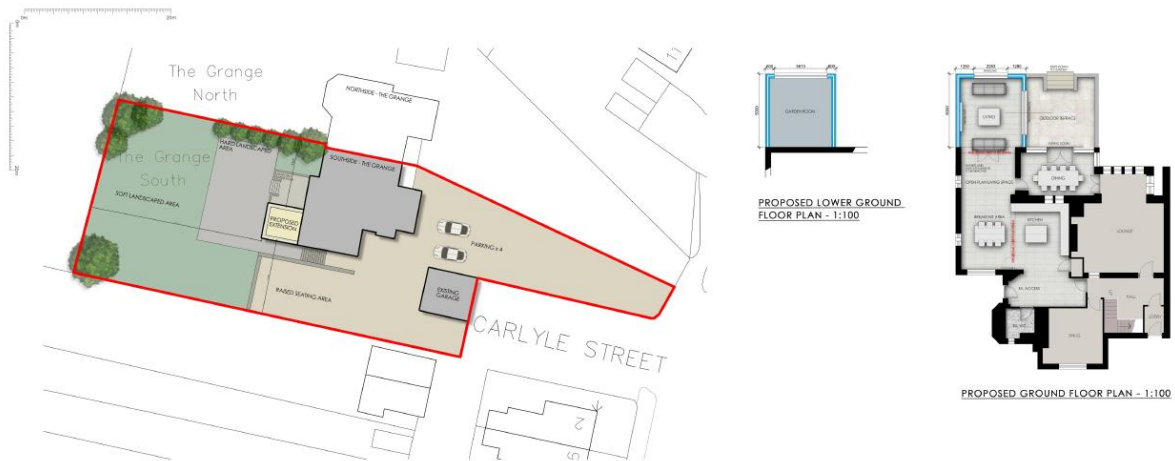
Proposed Development:

Consent is sought for the erection of a rear lower ground floor extension and ground floor extension with raised patio area.

The extension has a rearward projection of 5m and measures 4.9m in width. The works involve excavation works to form a lower ground floor extension with a ground

floor extension that has a flat roof. The extension will have a maximum height of 6m from the ground level of the garden.

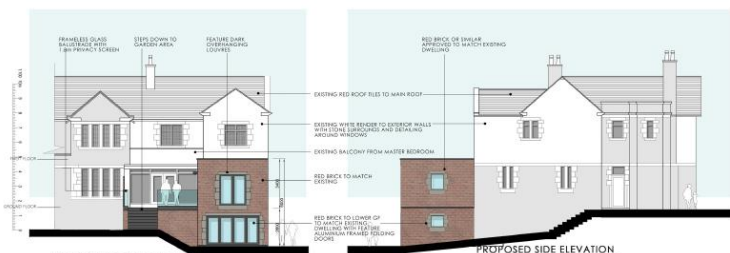
Adjacent to the extension it is proposed to erect a raised patio area to the rear of the flat roof extension. The platform will measure 1.6m from ground level including a balustrade and timber privacy screen that measures 1.8m in height adjacent to the north side of the patio. The patio measures 4.8m in width.



PROPOSED SITE/BLOCK PLAN - 1:200

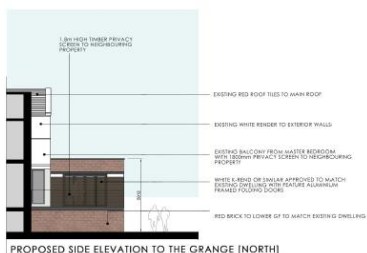
PROPOSED LOWER GROUND FLOOR PLAN - 1:100

PROPOSED GROUND FLOOR PLAN - 1:100



PROPOSED REAR ELEVATION
PROPOSED ELEVATIONS - 1:100

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION TO THE GRANGE [NORTH]

REVISIONS:
A. REDESIGNED RED BRICKS AND PRIVACY SCREEN AS SHOWN - 14.12.21
B. INTERIOR AND GROUND FLOOR REVISED TO REFLECT COMMENTS FROM PLANNING OFFICER - 14.12.21
C. BALUSTRADE REVISED TO USE WHITE CONCRETE (FROM PLANNING OFFICER - 24.12.21)
D. PRIVACY SCREEN DETAILING IN LINE WITH COMMENTS FROM PLANNING OFFICER - 24.12.21

MUNAZZA RAZA
PROPOSED SCHEME
SOUTHIDE, THE GRANGE, MARSDEN ROAD, BURNLEY, BB10 2QP
SCALE: AS ABOVE
DRAWING NUMBER: 2022 / 1020
DRAWN BY: PLANNING DATE: SEP 2021
ARCHITECTS | DESIGN | PLANNING

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Relevant Policies:

Burnley Local Plan

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

NPPF

Site History:

App Number	Proposal	Status	Received Date	Decision Date

TPO/2019/06 34	Application to prune trees covered by the Burnley (The Grange South, Marsden Road) TPO 2015	NO	18.12.2019	11.08.2020
HOU/2020/02 76	Creation of rear balcony	APPC ON	24.06.2020	19.08.2020

Consultation Responses:

Interested Party Comments	Two letters of representation have been received from one address that has objections to the development as follows: <ul style="list-style-type: none"> • Loss of privacy • Safeguarding • Noise nuisance • Proposed materials are out of character.
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Planning and Environmental Considerations:

The key issues in relation to this application are:

Principle of Development
Visual Amenity / Design
Residential Amenity
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 sited within the development boundary of Burnley the principle of the development is considered acceptable.

Impact on Residential Amenity:

The application property is a semi-detached dwelling and therefore, the neighbour that has the most potential to be affected by the development in the attached property Northside.

This neighbouring house has a shallow patio surround to the rear of the house; however, the main outdoor seating/leisure area is situated towards the northern boundary well away from the application site. Between the application site and this neighbour there is a boundary fence. In the neighbouring garden a boundary hedge extends along the shared boundary.

Northside is to the north of the application property and the original submission was considered to result in the loss of privacy to the garden of this neighbour. As the development has been amended so that the balcony has been set back from shared boundary by 1.8m and a 1.8m privacy screen is proposed it is considered that this would ensure that the balcony would not result in detrimental loss of privacy to warrant refusal of the development. Furthermore, the plans proposed soft landscaping to extend along the shared boundary and therefore the trees/hedging would further protect the privacy of this neighbour.

As such the proposed development in its amended form is considered to have an acceptable impact on the neighbouring dwellings.

Visual Amenity:

The proposed extension and raised patio would extend beyond the rear wall of the dwelling by 5m and measure approximately 9.75m in total width. As submitted, it was considered that the size of the patio would not result in a development that would not remain subservient to the main dwelling and the design and proposed materials of the extension were out of keeping with the application property. It was requested that the plans be amended to reduce the extent of glazing, change the building materials, and reduce the footprint of the raised patio.

Subsequently the applicant's agent has submitted amended plans and it is considered that the extension and raised patio will remain subservient to the main house due to the scale and proposed building materials and therefore the development is considered to have an acceptable relationship with the visual amenity of the area.

Recommendation:

That planning consent be granted.

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Plans Dwg no 2082/102 Rev D received 25.01.2021
Site Location Plan: Dwg no 2028/10

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. The landscaping proposals hereby approved indicated on Dwg no 2082/102 Rev D shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the adequate visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.

5. The proposed roof terrace hereby permitted shall be fitted with the privacy screen as detailed on the amended plan Dwg no 2082/102 Rev D received 25.01.2021. For the avoidance of doubt the screen shall be 1.8m tall. The screen shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity.

Rebecca Bowers
21st January 2022