

**Application Recommended for Approval with
Conditions**
Lanehead

HOU/2021/0756

Town and Country Planning Act 1990

Convert existing garage to sitting room with extension to front of 1.2m.

6 Rochester Drive, Burnley

Background:

The property is a detached dwelling on a modern housing estate off Marsden Road, Burnley. A small extension is proposed to the front of the dwelling.

An objection has been received from a neighbour.

Relevant Policies:

Burnley's Local Plan July 2018:

SP1 – Achieving Sustainable Development

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

IC3 – Parking Standards

National Planning Policy Framework (NPPF)

Site History:

Since the housing estate was built there have been various tree applications to carry out work to protected trees at the property.

Other applications:

12/97/0346 – retention of playhouse and fence – refused

12/97/0526 – retention of playhouse and fence – granted

12/98/0196 – conservatory to rear – granted

APP/2007/0203 – retrospective retention of fence – withdrawn

HOU/2022/0186 – retrospective application to retain detached timber shed in rear garden - pending

Consultation Responses:

Highway Authority – Original comments - Have concerns over the amount of available off-street parking should the development be approved. A 4-bedroomed dwelling should provide at least 3 off-street parking spaces (only 2 are being provided).

Further comments were received after receipt of an amended parking plan (showing 3 parking spaces); the proposed revised parking plan is acceptable for the size and nature of the development.

Resident – Objection – Concerns have been expressed about parking vehicles on the highway which could be exacerbated by shortening the driveway.

Planning and Environmental Considerations:

The dwelling is located on a cul-de-sac off Marsden Road, Briercliffe and is situated within the Development Boundary where development is acceptable in principle.

The proposed small extension is to increase the size of the existing garage and change it into living accommodation.

The main considerations are design/materials, privacy/outlook/daylight and highway issues.



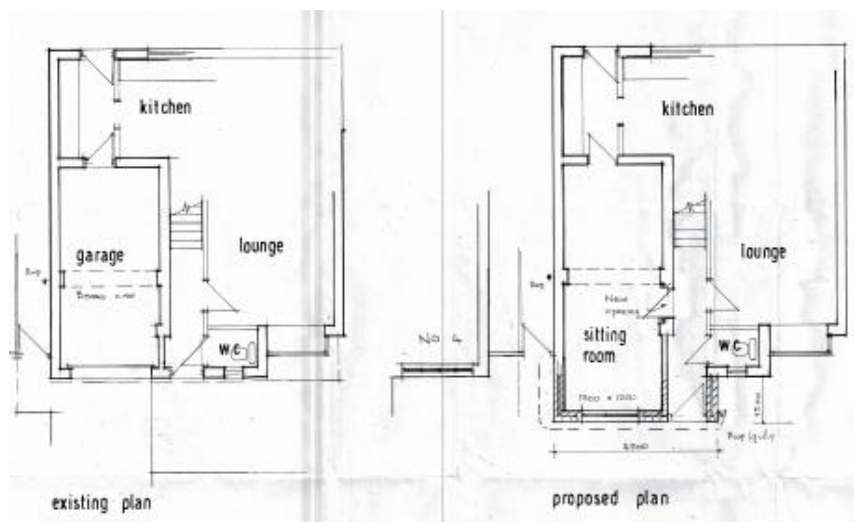
no. 4 no.6 Rochester Drive

Design/ materials

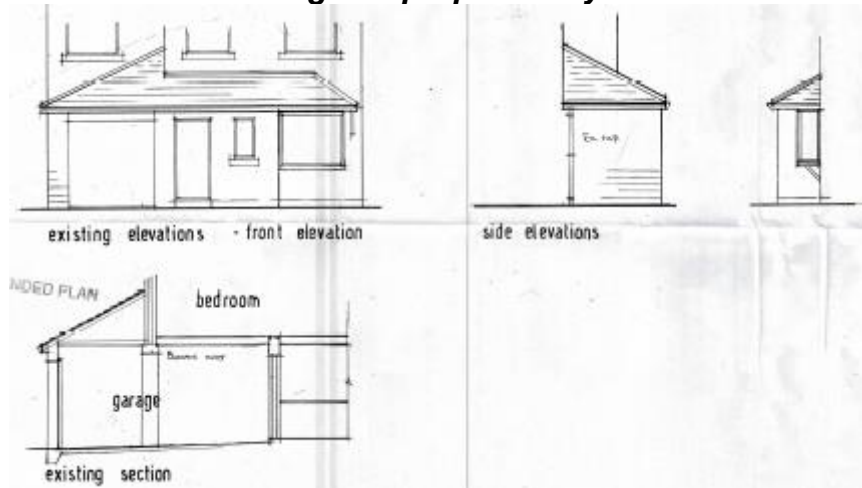
The proposed single-storey extension at the front of the dwelling will extend out by 1.2m from the front elevation and be 4.5m in width. The existing garage, hallway and WC currently extend out from the main elevation of the dwelling and have a hipped roof.

The proposed extension would have a gabled roofline with a window and door on the front elevation and no windows on the side elevations.

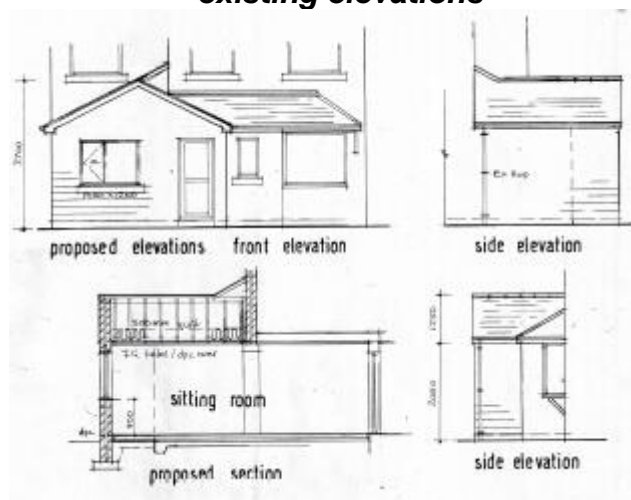
The proposed materials are stone for the elevations and roof tiles to match the existing dwelling.



existing and proposed layout



existing elevations



proposed elevations

Privacy/outlook/daylight

The extension will extend out by 1.2m from the existing front elevation. There are no windows proposed on the side elevations of the extension; therefore privacy is not an issue.

The small extension will not have a significant effect on outlook and daylight for the front room window of no. 4 Rochester Drive and no effect on the outlook and daylight for no 8.

Highway issues

The extension will reduce the size of existing driveway.

The applicant has confirmed that there are 4 bedrooms at the property therefore 3 off-street parking spaces are required in accordance with the Local Plan requirements and as requested by the Highway Authority.

The applicant has submitted a revised parking plan showing the provision of 3 off-street parking spaces; the Highway Authority consider the submitted plan to be acceptable.

Conclusion

The proposed extension is considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation:

Grant subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the approved plans:

Existing and Proposed Plans, Elevations and Location Plan (excluding site plan) Received 5th January 2022
Revised Site Plan Received 20th March 2022

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

- 3 The three off-road parking spaces shown on the submitted parking plan shall be made available before the extension is occupied and remain available thereafter for the parking of vehicles associated with the dwelling.
Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone or gravel) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety