

Application Recommended for Approve with Conditions

HOU/2022/0065

Whittlefield With Ightenhill

Town and Country Planning Act 1990

Single storey rear extension, front porch extension and roof dormer extension to existing bungalow

3 Coverdale Way Burnley Lancashire BB12 0JL

Background:

The application site relates to a semi detached dormer bungalow located in Burnley. The property benefits from an attached garage and driveway to the side, a garden to the front and a private garden to the rear.

The application is a resubmission of a previously refused development reference (HOU/2021/0004)

Reason: The application has been brought to committee as there is a resident objection.



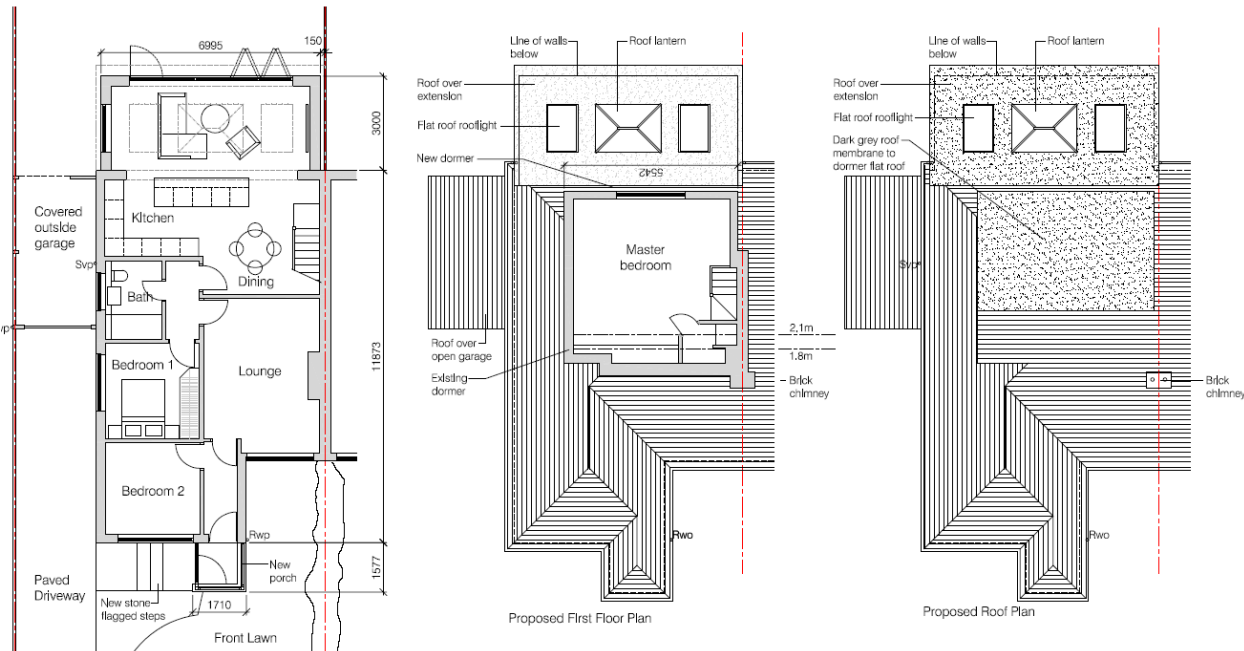
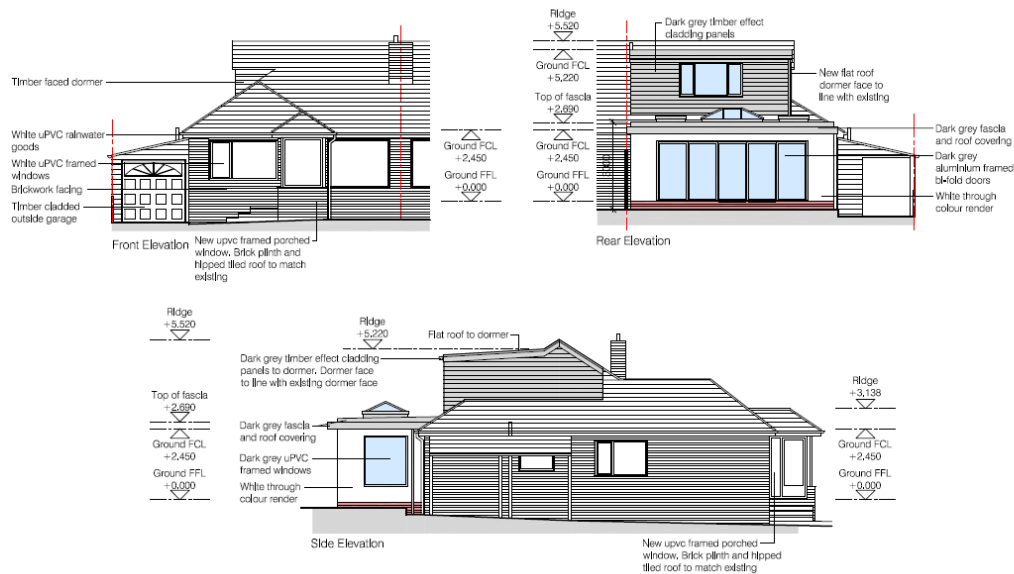
Proposed Development:

Consent is sought for the erection of a porch, rear extension and rear dormer.

The porch projects forwards of the property by 1.57m and measures 1.71m in width. The porch will have a hipped roof measuring 3.3m at the eaves matching the main dwelling and 4m at the ridge. The porch will be constructed with red brick with a grey tiled roof.

The rear conservatory will be demolished, and an extension will be erected at the rear of the property. The extension will have a rearward projection of 3m and measures 6.9m in width. The extension will have a flat roof measuring 3.1m in height. Two roof lights and a roof lantern are proposed on the roof taking the maximum height to 3.8m. The extension will be faced with render with a red brick plinth.

The rear dormer will connect with the existing dormer on the side of the property. The dormer will measure 5.6m and will project 3.5m from the roof slope and measures 2.2m in height. The dormer will be faced with timber effect panels.



Relevant Policies:Burnley Local Plan

SP1: Achieving Sustainable Development
SP4: Development Strategy
SP5: Development Quality and Sustainability
HS5: House Extensions and Alterations
HS4: Housing Development
IC3: Car Parking Standards

National Planning Policy Framework

Site History:

App Number	Proposal	Status	Received Date	Decision Date
HOU/2021/0004	Double storey rear extension with side roof extension to existing bungalow	REF	04.01.2021	01.03.2021
CEA/2021/0220	Single storey pitched roof rear extension, a hip to gable extension and a rear dormer roof extension	REF	18.04.2021	08.06.2021
CEA/2022/0018	Single storey flat roof rear extension and a rear dormer roof extension	WDN	17.01.2022	08.03.2022

Consultation Responses:

Highways - The Highways Depot (Burnley District)	No objections
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Interested Party Responses:

One letter of objection has been received with concerns regarding loss of light, privacy and noise.

Planning and Environmental Considerations:

The key issues in relation to this application are:

- Principle of Development
- Visual Amenity / Design
- Residential Amenity

The Principle of Development:

The site is located within the development boundary of Burnley within the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale.

Impact on 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.

In relation to the single storey rear extension the extension is a replacement of a similar sized rear extension. The proposed extension will have a rearward projection of 3m and a maximum roof height of 3.8m. The property with the most potential to be affected by the development is the attached property at no. 1 Coverdale Way. It is not considered that the extension would have an unacceptable impact on this property compared to the existing situation. In addition, the extension in terms of its size is considered to be permitted development. The reason it is included in the proposal is because it is proposed to be faced in render which means the development requires consent (as it would not be of similar visual appearance to the host dwelling).

In terms of the proposed rear dormer it is set back from the eaves and therefore there should be minimal loss of light to the neighbouring property. In relation to loss of privacy, if compared to the existing situation, the dormer would result in some loss of privacy to the rear garden. However a dormer of this size can be erected under permitted development and therefore the application could not be refused for this reason. The dormer has been included on this application as the proposed changes to the property required consent for the rear extension and the applicant also wanted a decision on this aspect of the proposed development.

Due to the separation distance from neighbours and the minimal footprint, the porch would not have a detrimental impact on the closest neighbours.

Impact on Visual Amenity:

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy HS5 further sets out a requirement for the extension to remain subordinate to the existing building with appropriate building materials and that the extension should not have an adverse impact upon the character of the street scene. Also, the proposal should not lead to an unacceptable loss of useable private amenity space.

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

The proposed porch is proposed to the front of the property and therefore it will be visible from the nearest highway. The porch will have matching eaves, a hipped roof and will be constructed in matching materials. For this reason, it is considered that the

porch would not result in an incongruous addition.

The single storey rear extension will be contained within the rear garden area of the property and will not be visible from the nearest highway. In terms of its scale and size the extension is considered to remain subservient to the main dwelling. The use of render is considered acceptable as the development is to the rear of the property and the use of render is minimal when compared to the dwelling.

The rear dormer is proposed to be set down from the main ridge and set above the eaves of the main dwelling. The proposed materials are considered appropriate. Whilst the dormer would enclose a large section of the rear roof it is not considered to dominate the original dwelling.

Recommendation:

That planning consent be granted subject to conditions.

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:

Location Plan: 2070-LP10	Received 17 th February 2022
Proposed Plans: 2070-PL10B	Received 17 th February 2022
Proposed Elevations: 2070-PL11B	Received 17 th February 2022

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.