

Application Recommended for Approve with Conditions

HOU/2022/0051

Lanehead

Town and Country Planning Act 1990
Proposed bedroom and wet room rear extension
60 Fairfield Drive, Burnley

Background:

The property is a bungalow within a residential area; a single-storey extension is proposed to the rear.

An objection has been received in respect of drainage concerns.

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:

None.

Consultation Responses:

Highway Authority – Have no objections to the proposals as the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

Resident Objection - concerned about any drainage issues which may arise as a result of the building and would contribute to flooding in their garden. *(The foul and rainwater will be drained and connected appropriately into the existing mains system and will not therefore be an issue).*

Five letters of support have been received from residents.

Planning and Environmental Considerations:

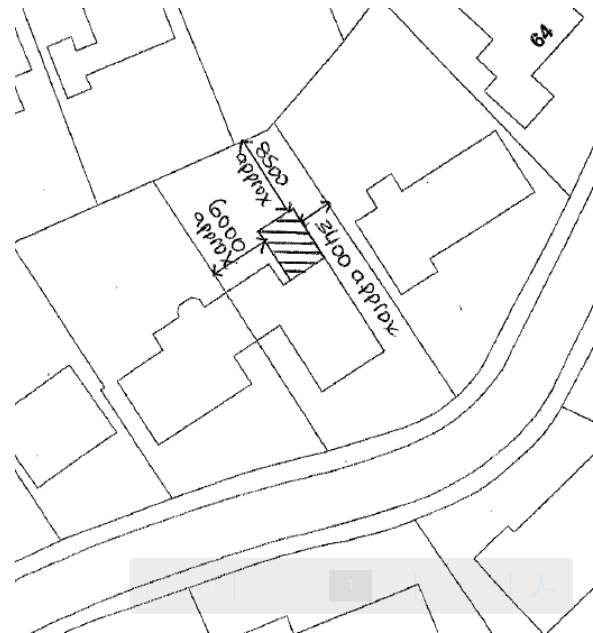
The property is located within the Development Boundary where development is acceptable in principle.

The proposal involves the erection of a single storey rear extension and the reconfiguration of the internal room arrangements in order to provide a larger bedroom with an adjoining wet room.

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



existing rear of the bungalow



proposed extension



no.60 Fairfield Drive

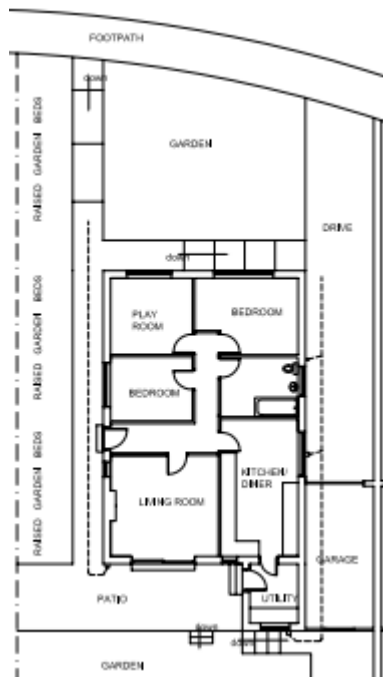
no.62

Design/materials

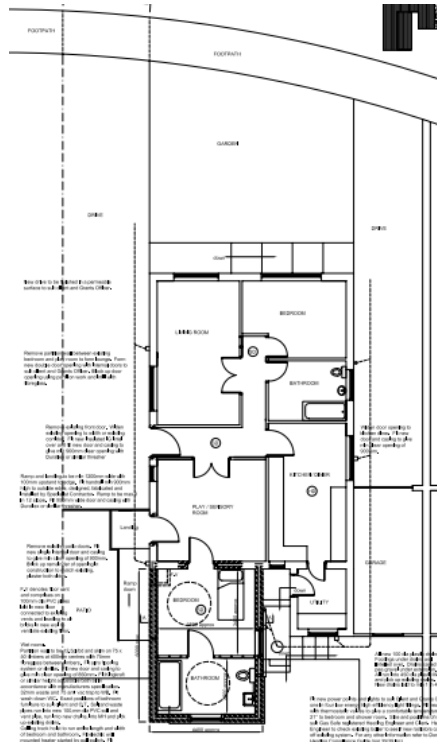
The proposed single-storey extension is 6m in length and 4.4m in width (see plan on next page). The extension has a gabled roof and is 3.2m to the eaves and 4.5m to the ridge of the roof. There is a window proposed on the side elevation facing no.58 and a window on the rear elevation. A new door is proposed on the side elevation of the existing living room (which will be converted to a play room) with a ramp down to a patio area and the rear garden.

The proposed materials are render with brickwork at a low level (the existing bungalow is brick) and concrete roof tiles to match the existing.

The design and materials are considered to be acceptable.



existing layout



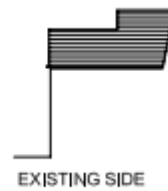
proposed layout



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



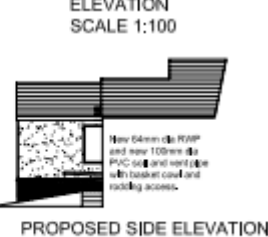
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

side elevation (facing no.62)

rear elevation

side elevation (facing 58)

existing/proposed elevations

Privacy/outlook

The property is set at a lower level than no. 62 and at a higher level than no.58 due to the slope of the land.

With regards to the extension in relation to no.62, the extension will be 3.4m away from the boundary between the two properties. There was a bedroom window proposed on the side elevation facing towards no.62; there is a window on the side elevation of no.62 which although it would not have been directly opposite the proposed window, there could have been some overlooking from no.62 towards the bedroom window due to no.62 being set at a higher level than no.60. The applicant was therefore asked to re-look at the internal layout/window position in order to alleviate any such issues. An amended plan has now been submitted with the

bedroom window moved to the opposite side elevation facing towards no.58; this side elevation is approx.6m away from the boundary between no. 58 and the application property and will not cause any privacy issues.

The proposals are now considered to be acceptable in terms of privacy and outlook.



looking towards no.62



looking towards no.58

Highway issues

The submitted plans show the creation an additional driveway to the right-hand side of the dwelling to provide easier access to the main door at the side of the bungalow. A footway crossing will be required at the front of the dwelling in order to gain access to the driveway.

The proposals do not result in any additional bedrooms and there is adequate off-road parking available. The additional driveway will provide additional off-road parking.

The Highway Authority have no objections to the proposals on highway grounds.

Conclusion

Following the receipt of an amended plan in respect of the repositioning of the bedroom window, the proposed extension is now 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 listed on this notice below.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (or any order revoking or re-

enacting that Order with or without modification), no windows shall be constructed in the elevation of the extension which faces towards no.62 Fairfield Drive without Planning Permission obtained from the Local Planning Authority.

Reason: To ensure the continued protection of privacy for adjacent occupiers, in accordance with policies HS5 and SP5 of Burnley`s Local Plan July 2018.

- 4 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

- 5 No building or use hereby permitted shall be occupied until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility