

Town and Country Planning Act 1990

Proposed double storey side and rear extension, with single storey rear extension
(resubmission of HOU/2021/0454)
476 Colne Road, Burnley, Lancashire BB10 1TW

Background:

Two storey part stone, part render & blue slate traditional 'ribbon development' pre-war semi-detached house on a road containing similar properties. Within development limits. This application is submitted following refusal of HOU/2021/0454 (larger extensions) on 28.09.2021 for the following reasons:

- 1. The proposed development, by virtue of its size, siting and design would result in an incongruous, discordant and unsympathetic addition that would detract significantly from the character and appearance of the host building and the visual amenities of the locality. It is further considered that the development would result in the introduction of a highly prominent addition resulting in the visual detriment of the host property and the character and visual amenities of the area. The development is therefore contrary to Policy SP5 of the 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 and imbalance a pair of semi-detached properties. Contrary to Policy SP5 of the Local Plan and the NPPF.*
- 3. The proposed development would be of significant detriment upon the residential amenities of the existing occupiers of No. 478 Colne Road and No. 25 Prairie Crescent by virtue of its size, scale, mass and siting which would result in separation distances creating an overbearing over dominant impact resulting in a loss of outlook, light and privacy, contrary to Policies SP5 and HS5 and the NPPF.*

The current proposal attempts to address the reasons for refusal.

The Proposal:

The proposal is to extend to the side and rear by construction of a two-storey element to the side, and a combination of two and single storey elements to the rear. The side extension would project 1.9m from the existing side elevation, and the rear elements would project 4.8m from the existing rear elevation.

The proposal has been further amended as part of the determination process at the request of the case officer, to show a reduction in projection of the rear elevation of the first floor, and removal of a Juliet balcony.

Relevant Policies:Burnley`s Local Plan July 2018.

HS5 – House extensions and alterations

HS4 – Housing Development

SP1 – Achieving sustainable development

SP4 – Development Strategy

SP5 – Development quality and sustainability

IC3 - Parking

National Planning Policy Framework 2021

Site History:

HOU/2021/0454 – two storey side and rear extension, with single storey rear extension and associated internal alterations. Refused 28.09.2021.

Consultation Responses:

Highways – no objection as parking policy met within the site.

Objections/Comments

One received:

Concerns have been expressed about overlooking and loss of privacy.

Visuals:

Front Elevation



Side Elevation



Rear Elevation



View between existing properties on Prairie Crescent to the West

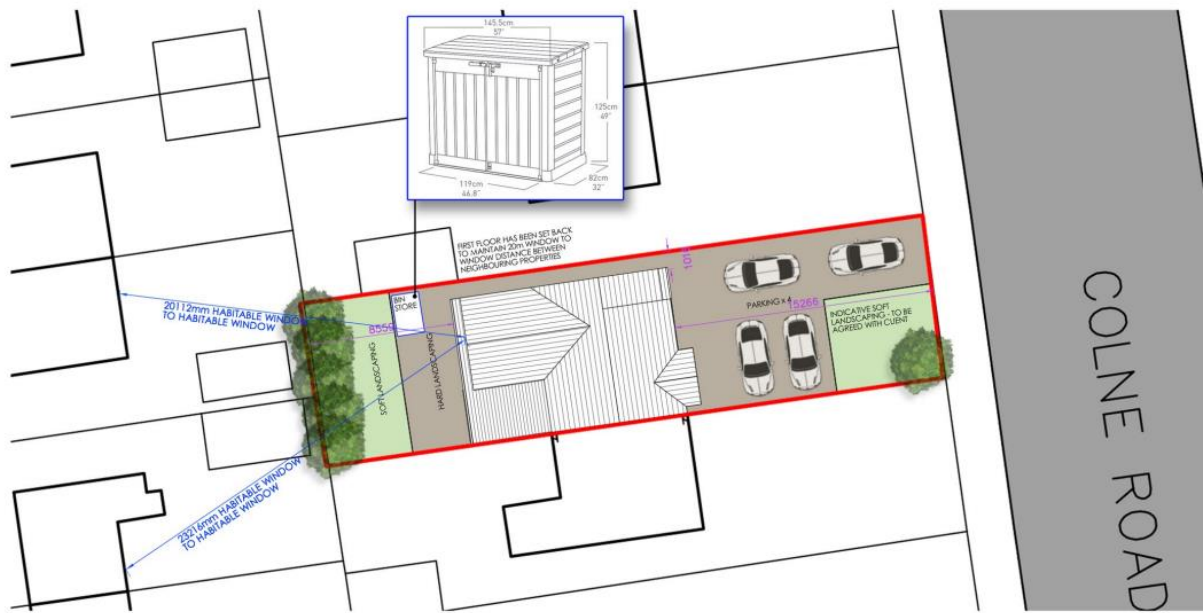


Existing Site Plan

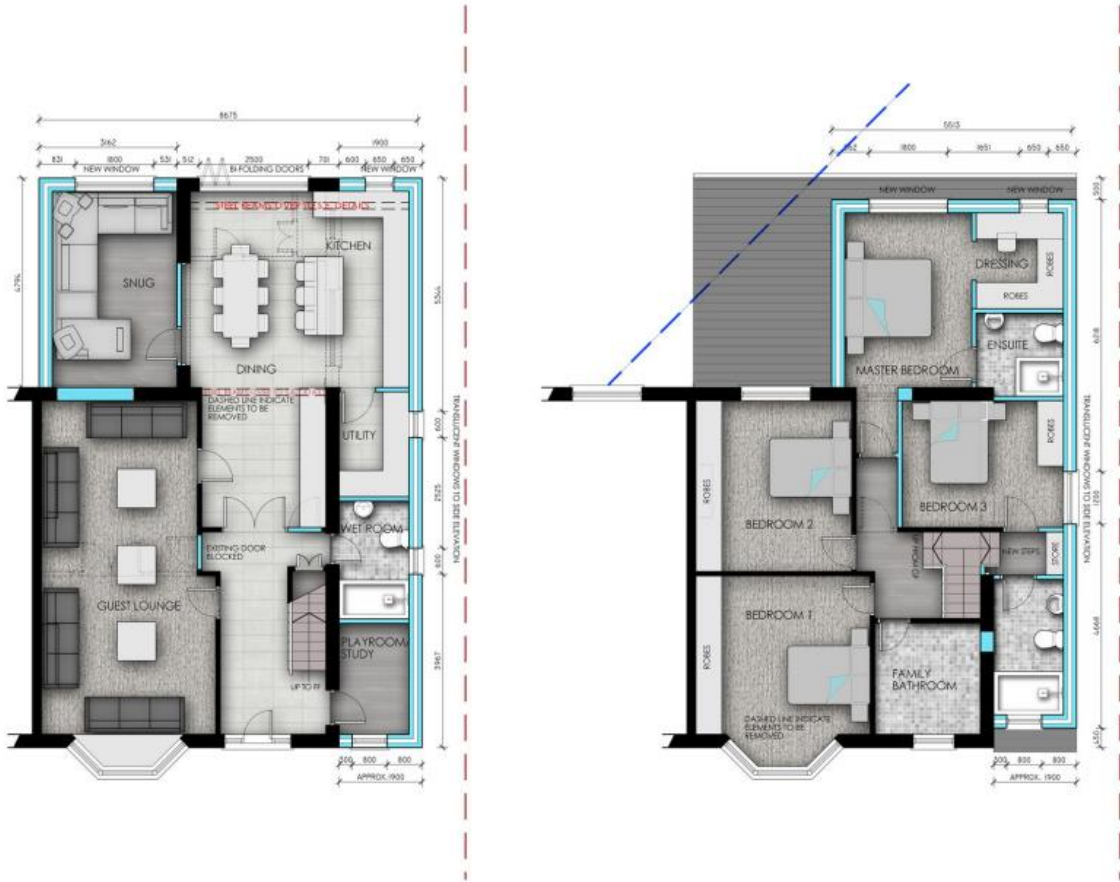


Proposed Site Plan

PROPOSED SITE/BLOCK PLAN [1:200 at A3]



Proposed Floor Plans



Existing Elevations



KISTING FRONT ELEVATION [1:50 of A1 or 1:100 of A3]

EXISTING SIDE ELEVATION [No. 478] [1:50 of A1 or 1:100 of A3]



KISTING REAR ELEVATION [1:50 of A1 or 1:100 of A3]

EXISTING SIDE ELEVATION [No. 474] [1:50 of A1 or 1:100 of A3]



Proposed Elevations



PROPOSED FRONT ELEVATION [1:50 of A1 or 1:100 of A3]

PROPOSED SIDE ELEVATION [No.478] [1:50 of A1 or 1:100 of A3]

MATERIAL NOTE:-
 PROPOSED GREY WARE L-TRIM OR SIMILAR APPROVED TO EXTERIOR WALLS - FROM SUBGRADE TO FRONT ELEVATION TO MATCH EXISTING
 PROPOSED NATURAL SLATE TILE TO MAIN ROOF TO MATCH EXISTING
 PROPOSED DARK GREY CONCRETE BE BENCH TO BE ASSESS TO WEST FACINATION - BETWEEN OR WITH TO BE ASSESS WITH
 PROPOSED GREY UPVC WINDOWS AND DOORS
 DARK GREY ALUMINIUM FRAMED SLIDING FOLDING DOORS FROM REAR EXTENSION TO PARK AREA
 PROPOSED COMPOSITE FRONT DOOR ROCK DOOR OR SIMILAR APPROVED



PROPOSED REAR ELEVATION [1:50 of A1 or 1:100 of A3]



PROPOSED SIDE ELEVATION [No. 474] [1:50 of A1 or 1:100 of A3]



Refused Proposed Elevations for Comparison



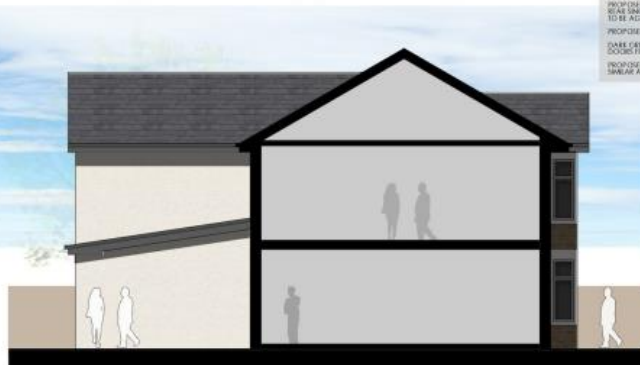
PROPOSED FRONT ELEVATION [1:50 of A1 or 1:100 of A3]

PROPOSED SIDE ELEVATION [No.478] [1:50 of A1 or 1:100 of A3]

MATERIAL NOTE:-
 PROPOSED GREY WARE L-TRIM TO EXTERIOR WALLS - FROM SUBGRADE TO FRONT ELEVATION TO MATCH EXISTING
 PROPOSED NATURAL SLATE TILING
 PROPOSED DARK GREY CONCRETE BENCH TO BE ASSESS TO WEST FACINATION - BETWEEN OR WITH TO BE ASSESS WITH
 PROPOSED GREY UPVC WINDOWS
 DARK GREY ALUMINIUM FRAMED SLIDING FOLDING DOORS FROM REAR EXTENSION
 PROPOSED COMPOSITE FRONT DOOR ROCK DOOR OR SIMILAR APPROVED



PROPOSED REAR ELEVATION [1:50 of A1 or 1:100 of A3]



PROPOSED SIDE ELEVATION [No. 474] [1:50 of A1 or 1:100 of A3]



Planning and Environmental Considerations:

The main issues for consideration in the determination of this application include:

- Principle
- Design and impact upon the area
- Impact upon neighbouring amenity
- Parking/Access

Principle

The property is within the Development Boundary of a Principal Town (i.e. Burnley) as identified within the Adopted Burnley Local Plan. Subject to compliance with other Local Plan Policies, the principle of alterations to dwellings is acceptable if *'of an appropriate type and scale'* in this area under Policy SP4.

Design

Policy SP5 requires *'high standards of design, construction and sustainability in all types of development.'* This is reiterated in Policy HS5, which states *'Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5'*

The 2021 proposal was refused in part due to the non-subservient and overbearing nature of the proposed two storey element. The current proposal has addressed this by a marginal reduction in ridge height, setting back of the first storey elements on both the front (450mm) and rear (500mm) elevations, and creation of a gap between the side extension and the boundary between the host property and the dwelling to the immediate north (478 Colne Road) of 1.0m, thus reducing the visual impact of the proposal and its impact upon neighbouring property. The proposed side extension will protrude 1.9m from the existing side elevation, and the proposed single and two storey rear extensions will protrude 4.8m from the existing rear wall at ground floor level and less at 1st floor level. It is considered that the present design does respect the local street layout in terms of scale and massing.

The proposed side extension will have its front elevation faced in a combination of stone and render to match the host property. All other extended elevations will be faced in render, again to match the host property. Roofs will be pitched and covered in natural slate, again to match the host property. Note that it is proposed to change window frames and doors from brown as they are currently, to grey. The proposed materials are considered acceptable.

Neighbouring Amenity

With regard to the amenity of neighbours and to the provisions of Policy HS5 and HS4 3.c:

To the front (east) – study and bathroom windows will face the front garden, Colne Road and the front elevation of properties on the opposite side at approx. 55m. No conflict.

To the rear (west) – habitable room windows will face into the rear garden, the boundary fence/hedge between the host property and adjacent gardens at approx. 8.6m, and beyond this garages and rear gardens of dwellings on Prairie Crescent. The distance

from habitable room windows in the ground floor of the proposed extension to habitable room windows in the rear elevation of dwellings at Prairie Crescent is approx. 19.5m when measured horizontally, and this view is obstructed by boundary features. The distance between proposed 1st floor habitable room windows to existing 1st floor habitable room windows in the rear elevation of the closest house in Prairie Crescent is 20m, this as a result of setting back the rear wall of the first floor element of the two storey extension in response to a minor Policy shortfall. HS4.3.c requires a minimum distance of no less than 20.0m between facing windows of habitable rooms, and HS5.1.c refers specifically to HS4.3.c. No conflict.

To the side (north) – blank two storey elevation set back 1.0m from the boundary with No. 478, leaving a gap of approximately 5.0m between two facing gables. Whilst a 4.0m distance was considered to be too close under HOU/2021/0454, It is felt that the present proposal is acceptable on balance, particularly given that the 1st floor elements are reduced also. It should be noted that No. 478 has a marginally higher floor level than the host property and that the ridge of No. 478 is higher, further lessening the impact of the proposed two storey element. The facing elevation of No. 478 contains a habitable room window at ground floor level. A strict interpretation of HS5 requires reference to distances stated in HS4 3.c, which require a minimum of 15m between a blank gable and a habitable room, and the proposed relationship is only 5.0m. Note that a large hedge exists between the two properties, and that the hedge dramatically restricts light and views presently. The proposed two storey element will be visible when looking upwards above the hedge and the proposal is strictly contrary to HS4 and HS5 as a result. However, the side window is secondary to the main window in that room which faces out into the rear garden, and as such the degree of loss of amenity is significantly less than it otherwise would have been if it were the only window. On balance this is acceptable and a condition is recommended to be imposed preventing further openings in the north-facing elevation.

To the side (south) – blank single storey mono pitch elevation to abut but not touch the boundary with No. 474. This is, on balance, considered acceptable as it would project 4.8m from the original rear wall of the host dwelling plus 2.6m to eaves and 3.6m to flashing. This is the same as the single storey element considered acceptable in the previous refusal. On balance it is not considered to be an issue under the current proposal subject to a condition preventing openings in the southern facing elevations. Note that this element taken in isolation would be permitted development under Schedule 2 Part 1 (A.1) of the GPDO.

Parking/Access

At present the host property has three bedrooms and a single garage plus space on the driveway to park a number of cars. The proposed extension would create a fourth bedroom and would lose the garage. Policy IC3 App.9 Parking Standards requires 3 spaces per dwelling for dwellings with 4 bedrooms. The proposal incorporates sufficient off-street parking for at least three cars, which is acceptable under IC3. It should be a condition of approval that provision for three cars is made prior to occupation of the extensions and so retained, and that an electric charging point be provided.

Conclusion

It is considered that the revised proposal is acceptable as the proposed extensions will not detract from the character or appearance of the dwelling or the surrounding area. Whilst the relationship between the proposed side extension and number 478 is not in strict accordance with local plan policies HS4 and HS5; given that No.478 is at a higher

level than the host property, that the side window is hidden by existing boundary features and that the room it serves has its main window facing into the garden, on balance the relationship between the properties is considered acceptable.

Recommendation:

That planning permission be approved subject to the following Conditions:

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the following submitted Drawings:

Drawing No. 2030 01B – Front elevation illustration received on 08.06.2022

Drawing No. 2030 02C – Existing & proposed site plan received on 08.06.2022

Drawing No. 2030 03C – Block plan received on 08.06.2022

Drawing No. 2030 04 – Existing floor plans received on 08.06.2022

Drawing No. 2030 05C – Proposed floor plans received on 08.06.2022

Drawing No. 2030 06 – Existing elevations received on 08.06.2022

Drawing No. 2030 07C – Proposed elevations received on 08.06.2022

Drawing No. 2030 01B – Front elevation illustration received on 08.06.2022

Drawing No, 2030 100 – Location plan received 19.04.2022

3. Notwithstanding details submitted with the application, the extension shall be faced with stone and render to match the existing dwelling, and so retained.
4. Notwithstanding details submitted with the application, the extension shall be roofed in slate to match the existing dwelling, and so retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed in the elevation facing north without Planning Permission obtained from the Local Planning Authority.
6. Prior to first occupation of the extension, a charging point for electric vehicles shall be included, and this shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure continued compliance with the Development Plan.
3. In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy SP5 of the Local Plan, and the NPPF.
4. In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy SP5 of the Local Plan, and the NPPF.
5. To ensure the privacy for adjacent occupiers, in accordance with Policy HS4 of the Local Plan and the NPPF.
6. In the interests of sustainability and to accord with the provisions of the NPPF.

