

**Application Recommended for**  
Coal Clough With Deerplay

**HOU/2022/0187**

Town and Country Planning Act 1990  
Proposed single storey ground floor rear extension.  
40 Pasturegate Burnley Lancashire BB11 4DE

**Background:**

The application relates to a detached property located in Burnley. The proposed benefits from an attached garage with a driveway to the front with a private garden to the rear.

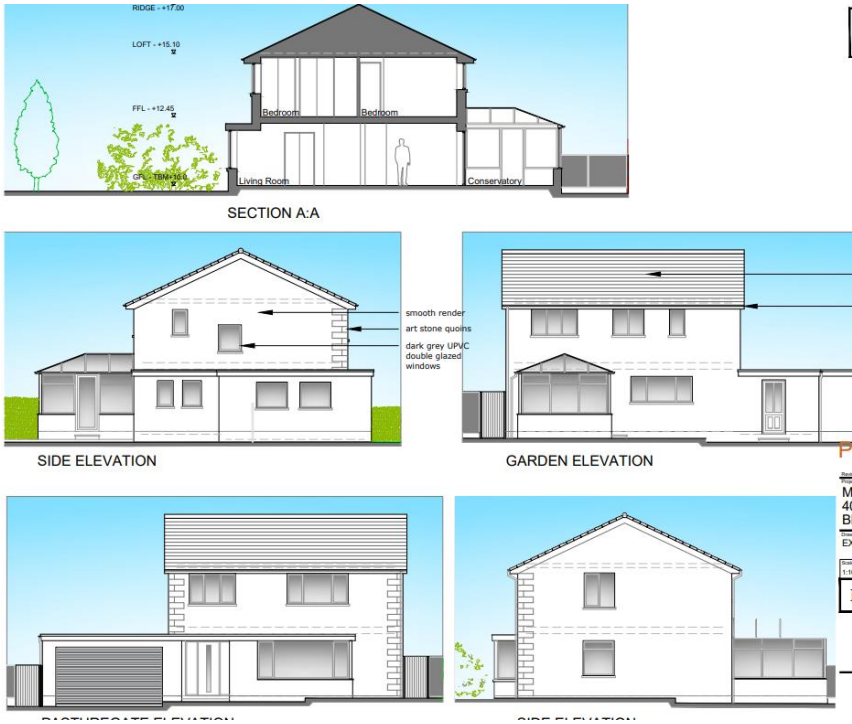
The application is presented to Development Control Committee as an objection has been received.



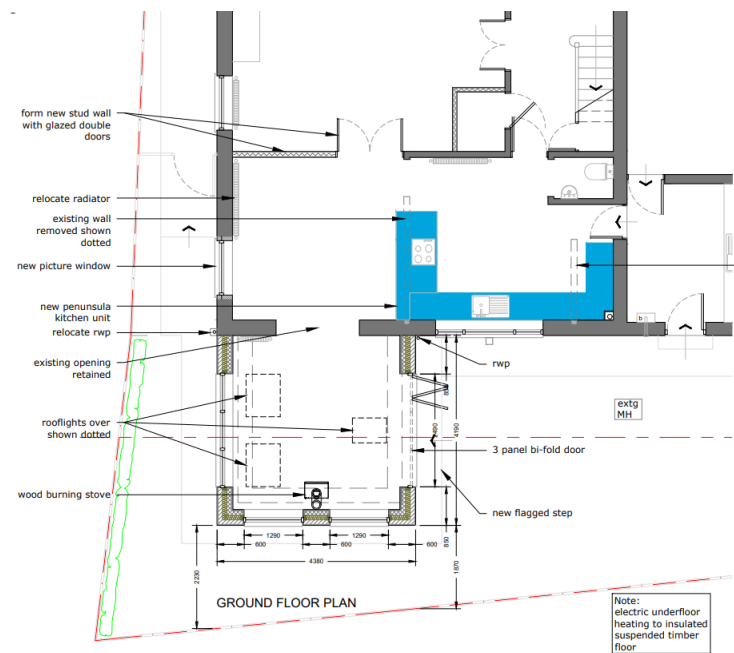
**Proposed Development:**

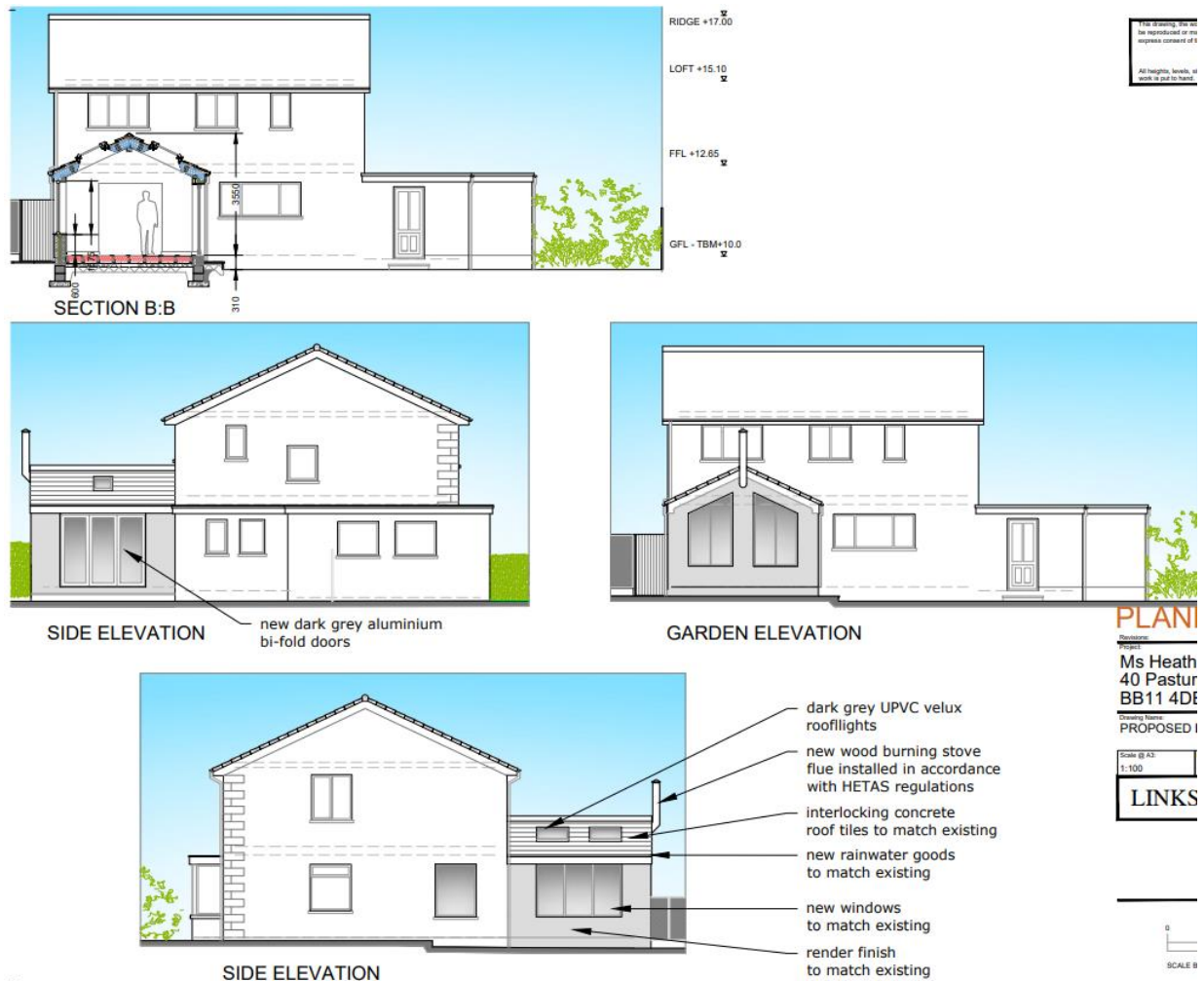
Consent is sought for the demolition of the existing conservatory and the erection of a single storey extension to the rear of the property. The extension will have a rearward projection of 4.1m and will measure 4.3m in width. The extension will have a pitch roof measuring 3.8m in max height.

Existing Plans



Proposed Plans:





## Relevant Policies:

### Burnley Local Plan

SP1: Achieving Sustainable Development

SP4: Development Strategy

SP5: Development Quality and Sustainability

HS5: House Extensions and Alterations

## Site History:

N/A

## Consultation Responses:

N/A

## Interested Party Comments:

One letter of representation has been received objecting to the development with the following concerns.

- Loss of privacy
- Air quality and odour

### **Planning and Environmental Considerations:**

The key issues in relation to this application are:

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

#### **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. 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.

#### **Visual Amenity/Design.**

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 extension is proposed to be sited to the rear of the property with a slightly larger footprint than the existing conservatory. As the extension is to the rear the development would not be visible from the nearest highway and therefore have limited impact on the visual amenity of the area. The extension is considered to remain subservient to the main dwelling in terms of its size and building materials.

#### **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.

The proposed extension will have a rearward projection of 4.1m with a maximum height of 3.8m. Due to the property being a detached dwelling it is considered that there is sufficient distance between the property and its neighbours to ensure the development does not result in an unacceptable loss of light or privacy to any neighbouring dwellings.

A letter of objection has been received from a neighbour with concerns regarding the flue and the roof lights. Although the roof lights provide an outlook from within the extension due to the height of the ceiling the roof lights would not provide a direct view into the windows of the neighbouring dwellings and therefore could not be refused for this reason.

In terms of the concerns regarding the flue the flue would need to comply with Building Regulations and therefore air quality and odour would be controlled by these regulations.

**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:

Site Location Plan Dwg no 21164.01  
Proposed Site Layout/Roof Plan Dwg no 21164.06  
Proposed Ground Floor Plan: 21164.07  
Proposed Elevations: Dwg 21164.08

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.

Rebecca Bowers  
6th July 2022