

**Application Recommended for Approve with
Conditions**
Brunshaw

HOU/2022/0123

Town and Country Planning Act 1990

Erection of single storey rear extension, rendering and new doors and windows
54 Morse Street Burnley Lancashire BB10 4LS

Background:

The application property is a semi-detached property located in Burnley. The property benefits from a garden to the front with a driveway to the side. To the rear the property has a private garden.

The application is presented to Development Control Committee as the applicant is Burnley Borough Council.

Applicant Details:

Mr John Killion
Burnley Borough Council.



Proposed Development:

Consent is sought for the erection of a single storey extension to the rear of the property. The extension will have a rearward projection of 4m and will measure 6.2m in width. The extension will have a flat roof measuring 2.9m

Consent is also sought to render the bay window, the side elevation and the rear elevation as well as some minor alterations to the fenestration on the side elevation.



Relevant Policies:

Burnley Local Plan

SP1: Achieving Sustainable Development
SP4: Development Strategy
SP5: Development Quality and Sustainability
HS5: House Extensions and Alterations

Site History:

None

Consultation Responses:

N/A

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 application proposes an extension to the rear of the property and as a result the extension will not be visible from the adjacent highway. The proposed extension will measure 4m by 6m and will have a maximum height of 2.9m. Taking account of these dimensions it is considered that the extension will remain subservient to the main dwelling.

Some minor alterations to the window arrangement on the side elevation are proposed which will have a negligible visual impact.

The originally proposal was to render all elevations however it was considered that this would have an unacceptable impact on visual amenity due to the property, its attached and surrounding neighbours being constructed in red brick. The retention of the red brick to the

front elevation is considered necessary to ensure that the property remains in keeping with the wider area.

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 light, privacy / overlooking and outlook

The only neighbour with potential to be affected by the development is the attached neighbour at no. 56 Morse Street. This property benefits from an extension to the rear. The proposed extension of this application would project beyond the rear wall of the extension on the neighbouring property but when assessed against the 45 degree rule the development would not result in an unacceptable loss of light to the rear elevation of this property. It is also considered that the extension would not result in an unacceptable loss of privacy or have an overbearing impact as the only windows proposed will face the garden are of the applicant site.

The alterations to the external elevations proposed in this application would have a negligible impact on neighbours.

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: Dwg no 1 RLB

Proposed Plans: Dwg no 599/03

Proposed Elevations: Dwg no 599/04A amended plan received 23.06.2022

Site Layout: Dwg no 599/05

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