

**Application Recommended for Approve with
Conditions**
Queensgate

HOU/2022/0124

Town and Country Planning Act 1990

Proposed 2-storey rear extension and erection of flat roof dormer to rear
2 Lower Manor Lane Burnley Lancashire BB12 0EB

Background:

The application relates to a detached property located in Burnley. The property benefits from a garden and driveway to the front, an integral garage and a private garden to the rear.

The application has been brought to Development Control Committee as objections have been received.



Proposed Development:

Consent is sought for the erection of a two-storey rear extension and a flat roof dormer on the rear elevation.

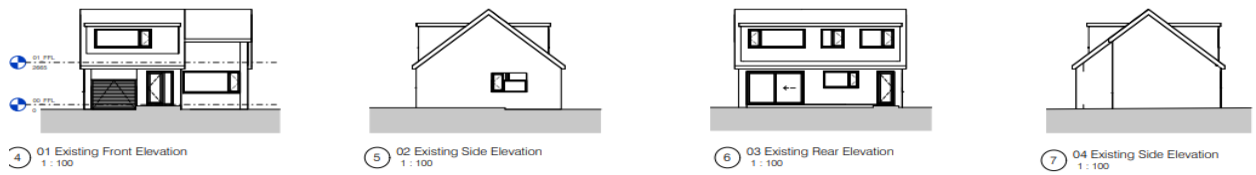
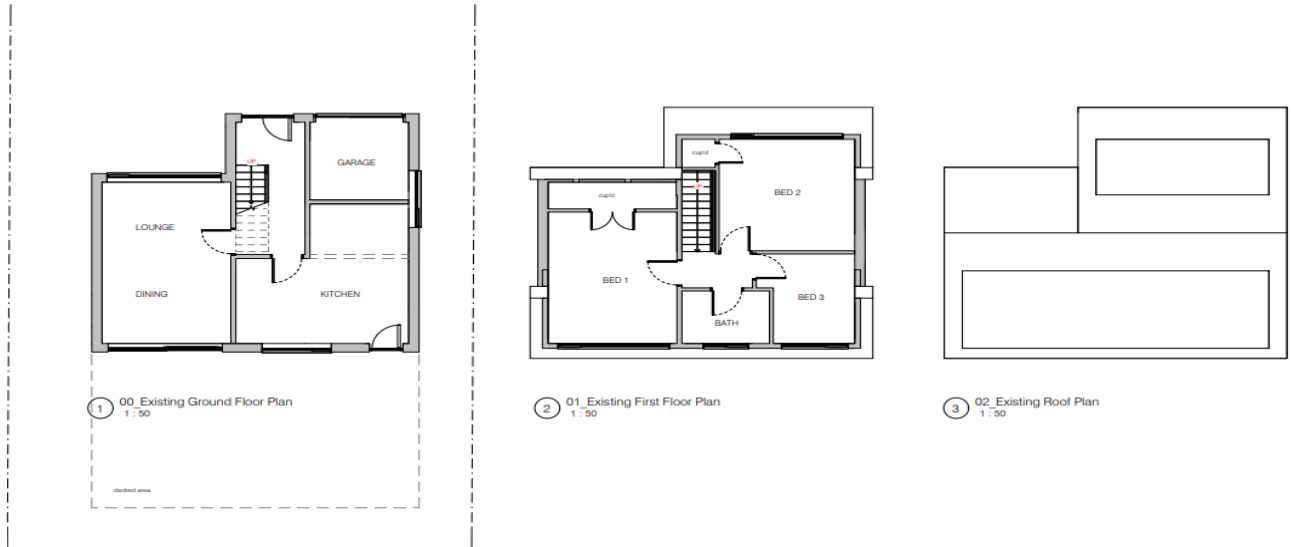
At ground floor the extension will span the full width of the house measuring approximately 8.3m in width with a rearward projection of 4.9m. This element of the extension will have a sloping roof measuring 2.8m and a maximum height of 3.1m.

At first floor the extension will measure 5.6m in width and project beyond the rear wall of the property by 2.9m. The extension will have an eaves height of 4.7m with a maximum height of 6m.

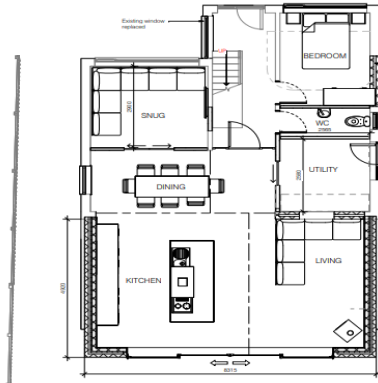
The flat roof dormer will measure 1.85m in width by 1.9m in height and will project beyond the roof slope by 2.2m.

Both the extension and rear dormer will be faced with off white render. The ground floor extension and dormer will have an edpm or similar roof type. The two-storey extension will have a concrete tile roof.

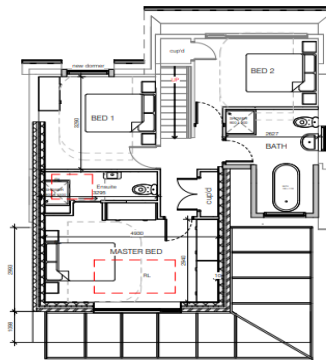
Existing Plans and Elevations



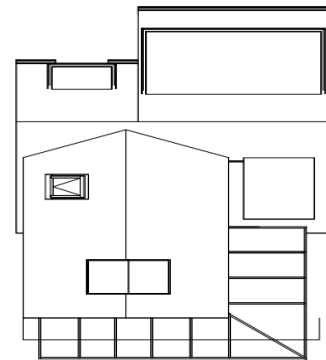
Proposed Plans and Elevations



1 00_Proposed Ground Floor Plan
1:50



2 01_Proposed First Floor Plan
1:50



3 02_Proposed Roof Plan
1:50



1 01 Proposed Front Elevation
1:50



2 02 Proposed Side Elevation
1:50



3 04 Proposed Side Elevation
1:50



4 03 Proposed Rear Elevation
1:50

Relevant Policies:

Burnley Local Plan

SP1: Achieving Sustainable Development
SP4: Development Strategy
HS4: Housing Developments
HS5: House Extensions and Alterations
SP5: Development Quality and Sustainability

NPPF

Site History:

None

Consultation Responses:

Highways - The Highways Depot (Burnley District)	No objection subject to a condition requiring an electrical supply suitable for charging an electric motor vehicle be installed.
--	--

Interested Party Comments:

Several letters have been received from two addresses with concerns regarding loss of light and loss of privacy/overlooking. As well as concerns regarding the size of the extension.

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 proposal has been subject to a number of amendments to reduce the size of the extension. The plans have been amended and the proposal now consists of a two-storey rear extension and flat roof dormer.

As the development relates to the rear elevation of the property the development would not be visible from the nearest highway and would therefore have limited impact on the visual amenity of the area.

In terms of the scale and size of the extension the amended plans propose a development that is considered to remain subservient to the main dwelling due to both the extension and dormer being set in from the side elevations as well as the ridge of the two-storey extension being set below the ridge of the main house. Although the development could be considered a large addition when compared to the main house the extensions will be clearly read as later additions to the original dwelling.

In addition to the above the adjacent neighbouring property benefits from a two-storey extension and garden room to the rear. Therefore, when viewed from the rear, the proposal contained in this application and the neighbouring property will be viewed in context with each other and as a result it is not considered that the proposal would appear as an incongruous form of development.

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 light, privacy / overlooking and outlook.

The application site is a detached dwelling surrounded by neighbouring dwellings and objections have been received.

The neighbour property to the rear is sited approximately 22m from the rear elevation of the proposed extension and 10m from the shared boundary. Therefore, it is considered that the development meets the separation distances to ensure the development does not result in any detrimental loss of privacy to this property.

The neighbour property to the north, no 10 Lower Manor Lane benefits from a two storey and single storey rear extension. When assessed against the 45 degrees rule the two-storey rear and single storey extension will not negatively impact this neighbour in terms of loss of light. The original submission was considered to have a detrimental impact on the garden room to the rear of the neighbouring property due to the proximity of the two-storey extension. The extension is now set in from the shared boundary and a dormer is proposed to ensure the two-storey extension would not have a overbearing impact on this room.

The neighbouring property to the south is no 14 Lower Manor Lane. This property benefits from a dormer on the rear serving habitable rooms and a dining room at ground floor. This neighbouring property is set further east than the application site and therefore although the first-floor element of the proposed development projects 2.9m beyond the rear wall of the application site, the first floor extension will only project 0.8m beyond the rear wall of this neighbour property and including the single storey extension the rearward projection is 2.6m in total. Therefore, when assessed against the 45 degrees rule it is considered that neither the two storey or single storey element of the extension would have a significantly detrimental impact on the habitable rooms of the neighbouring property to warrant refusal of the application. Furthermore, although the extension will be visible from the dining room and the rear garden, due to the minimal rearward projection at first floor the development is not considered to have a detrimental impact in terms of an overbearing impact.

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:

Existing Site and Location Plan: Dwg no 211- 001 Rev P01

Proposed Site Plan: Dwg no 411-001 Rev P03

Proposed Floor Plans: Dwg no 412-001- Rev P07

Proposed Elevations: Dwg no 413 – 001 Rev P08

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated within the approved drawings and within the application form 2022/0124 shall be implemented as indicated.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality

4. The off-street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a

reduction in harmful vehicle emissions.