

**Application Recommended for Approve with  
Conditions**  
Brunshaw

**HOU/2022/0357**

Town and Country Planning Act 1990

Proposed demolition of existing conservatory and the erection of a single storey extension to the side and rear, incorporating a log burner extract flue. erection of boundary wooden fence (generally not exceeding 2.00m but some instances of up to 2.40m due to the fall of the land) (Resubmission of HOU/2021/0578)  
25 Applecross Drive Burnley Lancashire BB10 4JP

**Background:**

The application relates to a detached two storey dwelling located in Burnley. The property benefits from a driveway and garden to the front. To the rear the property has a private garden area. The site occupies a corner plot. This application is a resubmission of a previously refused application ref (HOU/2021/0578).

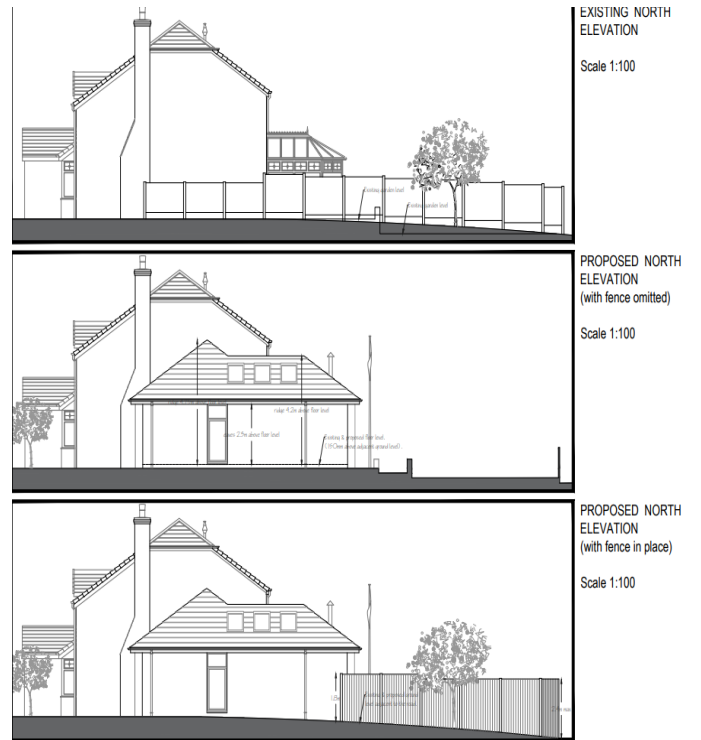
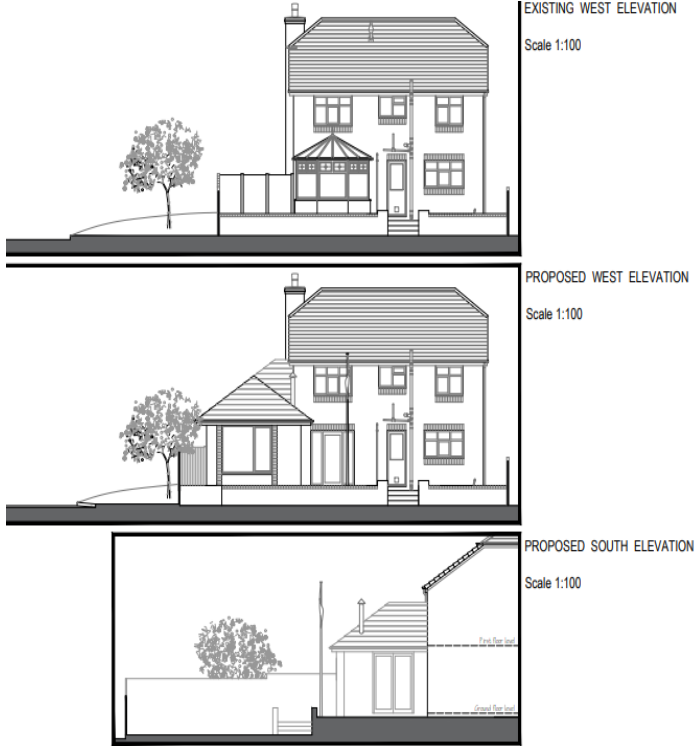
The application has been brought to Development Control Committee as an objection has been received.

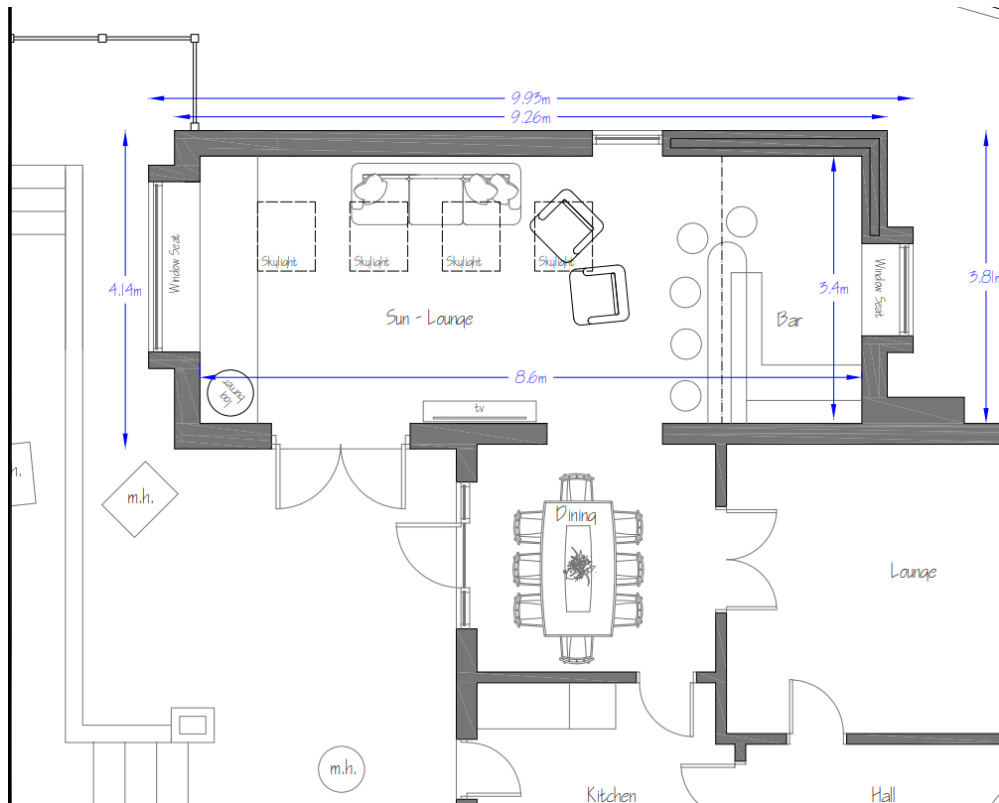


**Proposed Development**

Consent is sought for the demolition of the existing conservatory to the rear of the property and the erection of single storey extension that projects off the rear and side of the property. Consent is also sought for the erection of a boundary fence to the rear of the proposed extension.

The extension has a sideward projection of 3.8m and extends 9.9m in length the extension will form a hipped roof to the side and rear measuring approximately 2.5m in height to the eaves and 4.4m in height to the ridge.





**Relevant Policies:**

Burnley Local Plan

- Burnley Local Plan 2018 Policies:  
 SP1: Achieving Sustainable Development  
 SP4: Development Strategy  
 HS5: House Extensions and Alterations  
 SP5: Development Quality and Sustainability

**Site History:**

App Number	Proposal	Status	Received Date	Decision Date
HOU/2021/0578	Demolition of existing Upvc conservatory and construction a of new single story extension.	REF	14.09.2021	04.11.2021

**Consultation Responses:**

Highways - The Highways Depot (Burnley District)	No objections
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Environmental Health	No Comment Received.
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**Interested Party Comments:**

One letter of representation has been received with no objection to the extension but has concerns regarding the flue and its impact on the environment, potential smells/fumes and its appearance.

**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.

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 site occupies a corner plot and therefore the front, side and rear elevation of the proposed development are visible from Applecross Drive. As the extension is to the side of the property the impact of the extension on the character of the street scene is an important consideration in the determination of the application.

The extension will project beyond the side wall of the property by 3.8m and measures 9.5m in length and will form a dual hipped roof measuring 4.4m at its maximum height. The extension has been designed to reflect the style of the existing property and in terms of its size is considered to remain subservient to the main dwelling. The erection of the fence is not considered to result in an incongruous addition as there remains a sufficient area of open space between the fence and the highway to ensure that the open aspect of the area is retained.

The concerns with regard to the appearance of the flue are noted and it is necessary to have regard to the appearance of it as part of the proposed development. The flue is relatively modest in scale when taken as part of the overall proposal and is not considered to result in any detrimental impact to the visual amenity of the area.

### **Impact on Residential Amenity:**

The application property is a detached dwelling located on a corner plot with no immediate neighbours adjacent to the proposed side extension. The closest neighbour to the extension would be the neighbour to the north, no 5 Applecross Drive that is situated on the opposite side of the highway, Applecross Drive. There is a sufficient separation distance between the two properties to ensure there would be no significant impact on the residential amenity of this neighbouring property.

In terms of the concerns regarding the flue with regard to noise, smells and environmental impact; if used for domestic purposes as submitted it would not be considered that there would be a detrimental impact on residential amenity. If the flue was being operated in a way that was causing a nuisance of terms of air quality and odour this would be controlled by separate regulations.

### **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 053/01/101 Rev D  
Proposed north elevation: 053 / 01 / 107 Rev F  
Proposed west & south elevations: Dwg no 053 / 01 / 105 Rev D  
Proposed East Elevation: Dwg no 053/01/106 Rev C  
Proposed Floor Plans: Dwg 053/ 01/104 Rev C

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.

