

Application Recommended for Approval

HOU/2023/0246

Gawthorpe

Town and Country Planning Act 1990

15 Wasdale Close, Padiham, Burnley, Lancashire BB12 8NJ

Proposed bay window extension to front elevation; front dormer extension (width 900mm) and cladding; re-roof with smooth tiles. Installation of external insulation to all elevations with a k-rend finish.

Background:

The application site consists of a small semi-detached bungalow with front and rear dormers clad in white upvc contained within a dual pitched concrete tiled roof. The property is faced in rough cast red brick.

The bungalow is set back from the road, with gardens to the front and rear. The front garden consists of a grassed area with a pathway to the side entrance and beyond is the rear garden. The rear boundary is defined by various types of wooden fencing with No. 13 Berkley Crescent's Garden to the rear. A small wooden fence defines the boundary to the side adjacent neighbour (No. 17 Wasdale Close).

The dwelling is located on Wasdale Close which is a cul-de-sac within a predominately residential area on the outskirts of Padiham.

The property is within the development boundary limits of the Principal Town of Burnley as defined by the Adopted Local Plan.

The application is presented to committee as the applicant is Burnley Borough Council.

Proposal:

To extend the front elevation with the addition of a bay window, extend the width of the existing dormer to the front elevation by 900mm with white upvc cladding; re-roof the existing roof with smooth tiles, form a new window opening on the gable wall and a new doorway to the rear. Replace all existing white doors and windows with upvc anthracite frames. Installation of external insulation to all elevations with a k-rend finish.

The extension is to be constructed from materials to match the attached bungalow to form a symmetrical relationship with the neighbouring property.

It is proposed to create a cloakroom and utility room to the ground floor with a doorway into the rear garden via steps. Also to provide shower room to the first floor and create a larger bedroom to the dwellinghouse, with external modifications.

Relevant Policies:

Burnley`s Local Plan July 2018.

HS4 – Housing Developments

HS5 – House Extensions and Alterations

SP1 – Achieving Sustainable Development

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

Residential Extensions Supplementary Planning Document (SPD) October 2022.

National Planning Policy Framework (NPPF) 2021

Site History:

No relevant site history,

Consultation Responses:

Lancashire County Council Highways – no objection

Objections/comments:

After consulting nearby neighbours, no comments/objections have been received during the neighbour notification period.

Planning and Environmental Considerations:

The site is located within the development boundary of Burnley of 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.

Principle:

The main issues for consideration are the visual amenity and design of the extension and the impact upon the neighbouring amenity. The proposal does not result in loss of parking and does not impact highway safety.

Visual Amenity and Design:

Policy SP5 of the adopted Local Plan sets out requirements for 'high standards of design, construction and sustainability in all types of development.' Policy HS5 further 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'

Section 12, Paragraph 126 of the National Planning Policy Framework states that 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 we live and work and helps make acceptable to communities.

The applicant as part of the proposal seeks to extend the front elevation with the formation of a bay window and the installation of external insulation to all elevations with a k-render finish, with a complete re-roof of the dual pitched roof. Materials are proposed to match the adjoining property to create a greater degree of symmetry and enhancing the visual appearance of both the host and adjoining, neighbouring property. This is considered acceptable in this instance as the neighbouring property has already undergone similar external changes, that would not justify a refusal of planning permission.

Part of the proposal seeks to rebuild an existing front dormer with a larger front dormer to the dwellinghouse. In line with section 3.6 (dormers & roof extensions) of the Council's Supplementary planning document, normally proposals for front dormer extensions such as the one proposed would be considered unacceptable due to their visual impact. However, in this case the proposal is seeking to extend an existing front dormer that has been in situ for a period of time well in excess of four years – and, as such the visual harm of the front dormer to this property has already taken place and is well-established. Therefore, in this case, it needs to be determined whether the proposed extension to the existing dormer would have a materially greater impact on the visual amenity of the area than the existing dormer in place.

The proposal would involve rebuilding the existing dormer to allow the face of the dormer to be an additional 900mm in width. No further enlargement of the existing dormer is proposed. In terms of the proposal's size, it is not considered in this case that the proposed enlargement of the existing dormer would materially increase the prominence of the dormer to such an extent that would substantiate a refusal of planning permission.

The submitted plans show the materials proposed to be used to construct the dormer extension are keeping to those currently in place – with the extension dormer front and cheeks clad to match the existing upvc cladding, horizontally installed. Given the proposed materials would match those currently in place the use of upvc cladding is considered acceptable in this case.

Overall, taking into consideration that the dormer is existing in and the external works will use materials to match the adjoining neighbouring property, the proposal is considered acceptable in terms of its impact upon visual amenity and design of the host property and the surrounding street scene. It will also form a symmetrical relationship with the neighbouring, adjoining property.

Neighbouring Amenity:

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS5 of the adopted Local Plan and the residential extensions SPD seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including reasoning of overlooking, lack of privacy or reduction of outlook or daylight.

The front extension to create a bay window and other alterations are not considered to result in any significant impact on the residential amenity of any neighbouring residents by means of overlooking and privacy.

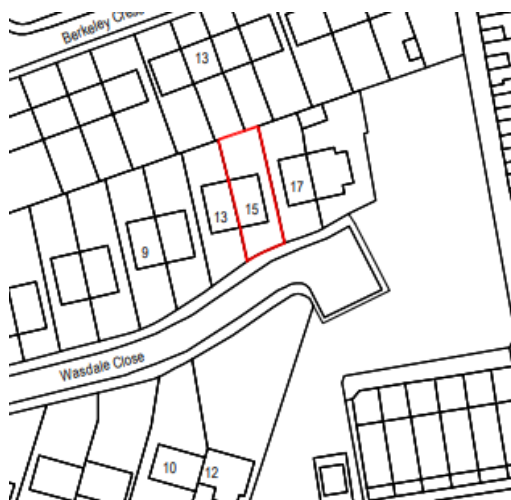
Due to the existing dwelling having an existing front dormer, the proposed flat roofed dormer extension is not considered to result in any significant negative impact on the residential amenity of any neighbouring occupiers.

The scheme involves the insertion of a window to the gable elevation which would be fitted with obscure glass. Therefore, the window would not result in any undue overlooking or loss of privacy of the neighbouring property.

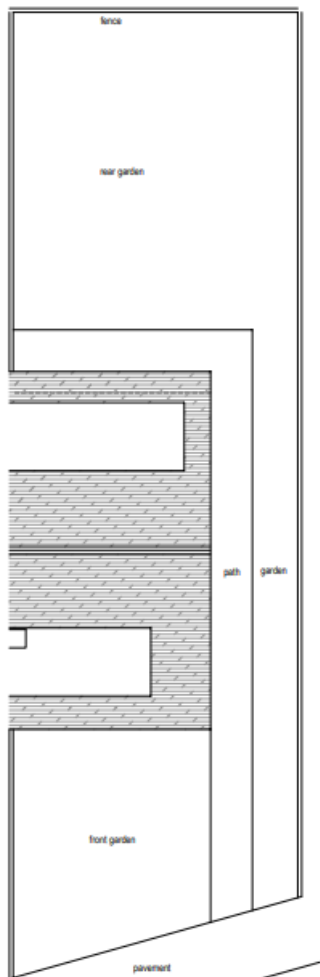
In addition to the above, no comments/objections have been received during the neighbour consultation stage.

Overall, taking into account the size, form and orientation of the development, the proposal would not significantly harm the outlook, privacy or reduce the amount of daylight and sunlight enjoyed by the neighbouring residents, and is therefore compliant with Section 12 of the National Planning Policy Framework, Policies HS4 & HS5 of the adopted Local Plan and the guidance contained within the Councils residential extensions supplementary planning document.

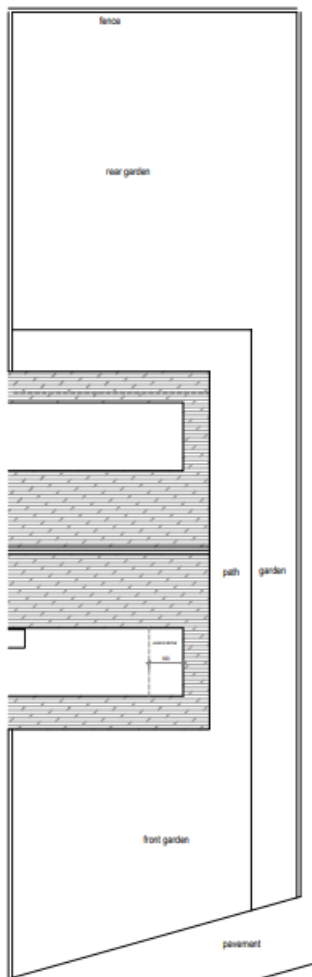
Location plan:



Existing and proposed site plans:

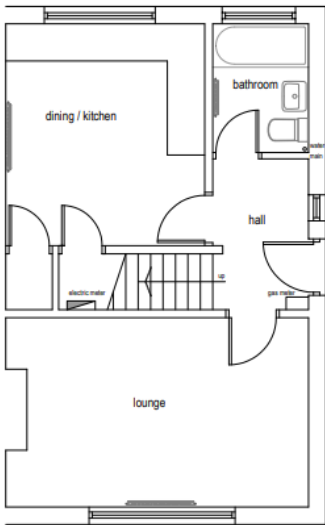


Existing Site Plan

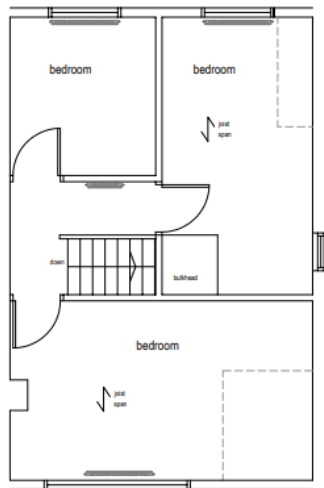


Proposed Site Plan

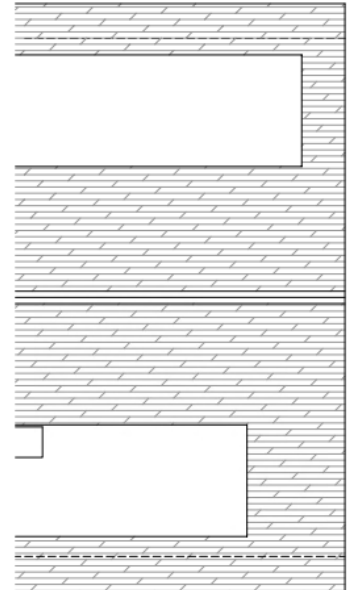
Existing floor and roof plans:



Existing Ground Floor Plan

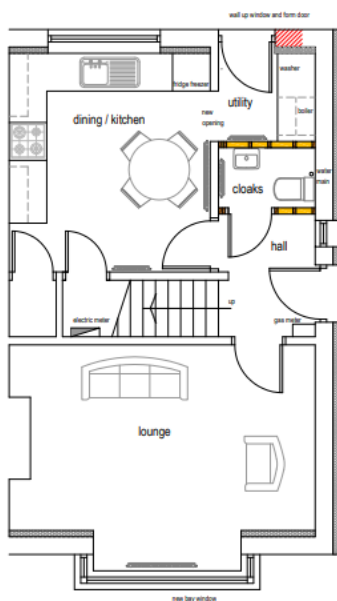


Existing First Floor Plan

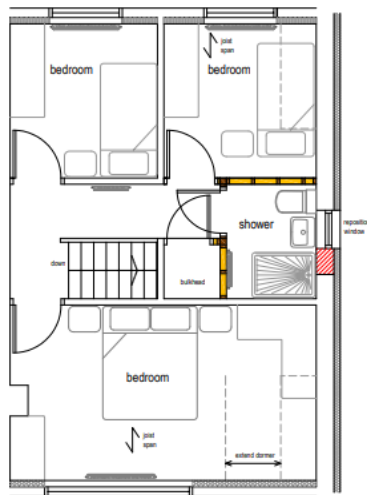


Existing Roof Plan

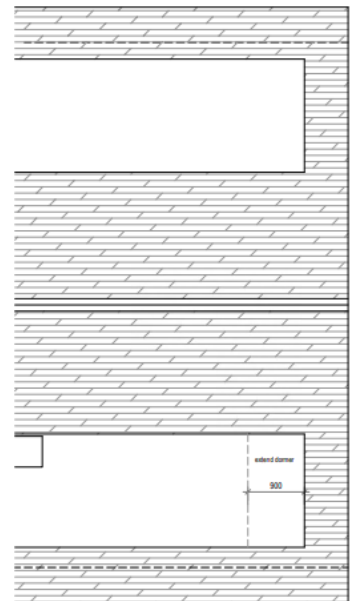
Proposed floor and roof plans:



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Existing elevations:



Proposed elevations:



No. 13 & No. 15 Wasdale Close



Conclusion:

The proposal is considered to be acceptable and in accordance with the National Planning Policy Framework, the adopted Local Plan and the guidance contained within the Councils residential extensions supplementary planning document listed above.

Recommendation:

That planning permission be granted subject to the following Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: 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. The development shall be carried out in accordance with the submitted application form received 24th April 2023 and the following submitted Drawings:

Drawing No. 616/01 - Existing plans, received 24.04.23

Drawing No. 616/02, - Existing elevations, received 24.04.23

Drawing No. 616/03, - Proposed plans, received 24.04.23
Drawing No. 616/04, - Proposed elevations, received 24.04.23
Drawing No. 616/05, - Site plans, received 24.04.23
Drawing No. 616/06, - Location plan, received 24.04.23

Reason: To ensure continued compliance with the Development Plan.

3. The new window opening on the side elevation facing No. 17 Wasdale Close shall be obscurely glazed and shall thereafter be retained with obscure glass. No new windows shall be installed in this elevation without a further planning permission being granted.

Reason: To protect the privacy of the occupiers at No. 17 Wasdale Close and in the interest of residential amenity, and to accord with Local Plan Policies SP5, HS4 and HS5.

4. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the submitted application form and the approved plans, and so retained.

Reason: 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.

Article 35 Statement:

The Local Planning Authority has acted positively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework by assessing the proposal against relevant planning policies and all material considerations. The nature of the proposal has not necessitated any liaison with the applicant prior to determining to grant planning permission in accordance with the presumption in favour of sustainable development.

Informative Notes:

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine

gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

2. May I also bring to your attention the requirements of the Building Regulations 2010 which is a separate statutory approval that may relate to your development. The Council's Building Control Team can offer advice on your project and will provide you with detailed guidance in relation to all Building Regulation matters. They will also provide a fee proposal for undertaking a formal submission. Please refer to:

[Building Control - burnley.gov.uk](http://burnley.gov.uk/building-control)