

Application Recommended for APPROVAL
Ward

APP/2017/0273

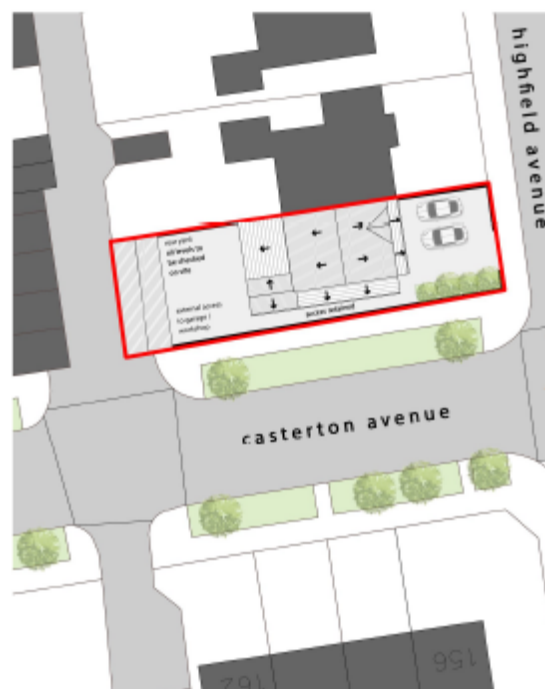
Full Planning Application

Proposed extension to side of property to create a ground floor WC and shower area, existing utility area to be demolished and rebuilt.

16 HIGHFIELD AVENUE BURNLEY

Background:

The proposal is intended to create a narrow extension to the southern elevation of the property which would face Casterton Avenue. The extension would include a Utility, WC and Cloaks area.



The applicant is related to a Ward Councillor and therefore the application is before the Committee

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary

GP3 – Design & Quality

H13 – Extensions and Conversions of Existing Single Dwellings

Burnley's Local Plan March (proposed submission document July 2017)

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

National Planning Policy Framework

Site History:

No relevant history

Consultation Responses:

No representations made

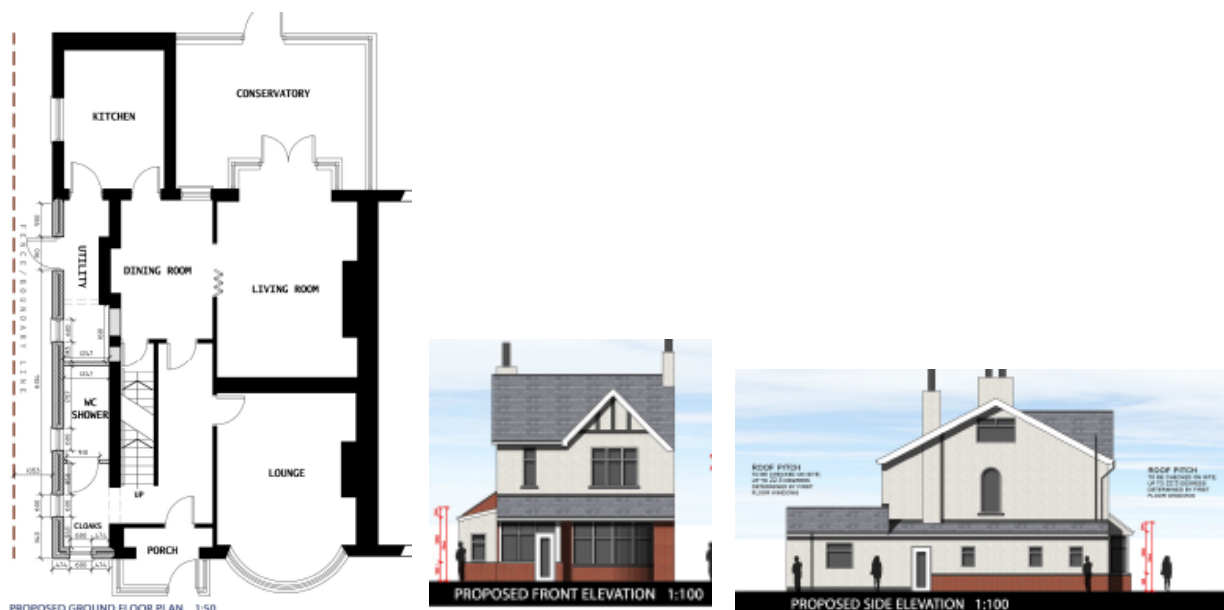
Planning and Environmental Considerations:

The NPPF sets out a presumption in favour of sustainable development and identifies twelve key planning principles, one of which is the need to secure high quality design and a good standard of amenity.

The main issues for consideration are:

Principle of Development

Extensions to an existing property within its curtilage are acceptable in principle.



Design and Visual Impact

The single storey side extension to the property is considered to have a minimal addition to the property, which will provide an extension and create a reasonable sized cloak area, shower and utility. The lean-to roof design is considered to be visual acceptable and is the most appropriate solution for this narrow extension. The

proposal would not have a detrimental impact in terms of the creation of an over dominant addition.

The structure is only single storey therefore not visually detrimental to the character of the existing dwelling or area.

Amenity Impact

The proposed extension is located to the gable elevation at the end of the road and due to the separation distance involved and the extension being single storey along with a screening boundary, the proposals size and mass does not have a detrimental impact on residential amenity for occupiers of dwellings to the this side or across the road..

Windows are proposed to the side elevations which serve the shower, utility and cloaks area. However, due to adequate screening along the boundary, it does not have a detrimental impact from overlooking.

Parking and highway safety

There is adequate off street car parking provision at the site to serve the dwelling. No additional bedroom space is being created and there would be adequate off street car parking retained at the site.

Recommendation:

That planning permission be granted.

Conditions:

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: **8005/30, 8005/10A, received 01 June 2017**

Reasons:

1. 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. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.