

## Application Recommended for APPROVAL

APP/2017/0287

Cliviger with Worsthorne Ward

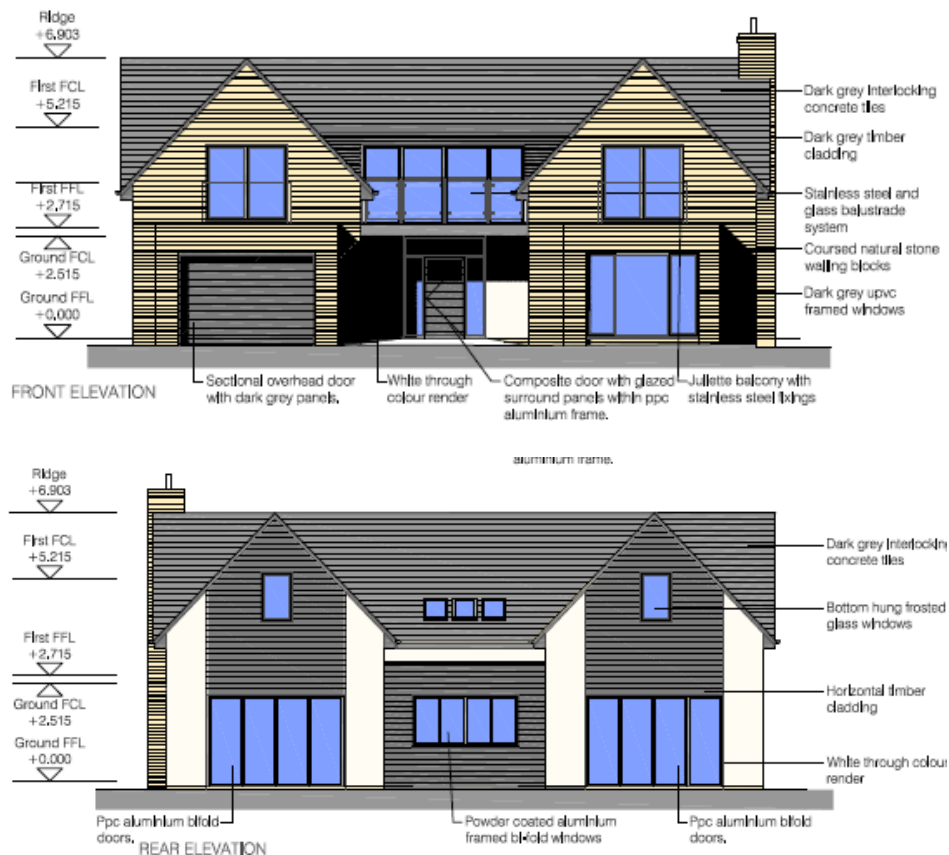
### Full Planning Application

Variation of condition 2 of planning permission APP/2016/0014. Proposed extension to the side and roof. Amendments to the external finishes - variation to facade materials

69 RED LEES ROAD, CLIVIGER

### Background:

Planning permission was granted for an extension to the side and roof with external finishes to the front and garden/driveway.



Condition 2 of the permission was imposed as follows:

*“The development shall be carried out in accordance with the following drawings; 1520-PL11 A, 1520-PL12 A, received 12 January 2016 & amended drawings: 1520-PL10 B, 1520-PL13 B, 1515-SP02, received 22 January 2016”.*

The condition now seeks to vary condition 2 and provides alterations to the external façade:

1. Chimney finish to be natural stone (*previously approved as render*).
2. Dormer face clad in dark grey timber effect panels, Cedral weatherboarding or similar (*previously approved as tile hanging*).
3. Dark grey timber effect cladding, Cedral weatherboarding or similar and approved, to rear elevation (*previously approved as mid brown timber effect cladding*).
4. Dark grey coloured garage (*previously approved as mid brown timber effect*).
5. Bi-fold windows added to middle bay, rear elevation, in lieu of windows on a full height glass and aluminium framed screen.
6. 2 windows removed from side elevation D. Remaining window position adjusted.
7. 1 skylight from the rear of side elevation C moved to the front of the side elevation (*previously approved was 3no. skylights to the rear*)

An objection has been received.

**Relevant Policies:**

Burnley Local Plan Second Review 2006

GP1 – Development within the Urban Boundary

GP3 – Design and 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:**

APP/2016/0014 – Proposed extension to the side and roof. Amendments to the external finishes and front garden/driveway. Re-submission of APP/2015/0477 - *Application Granted*

**Consultation Responses:**

67 Red Lees Road has objected, raising the following issue:

- Finds the new window location obtrusive in the garden sitting area.

## Planning and Environmental Considerations:

### Key Issues

Planning permission (app/2016/0014) was granted in February 2016 for significant alterations to the existing dwelling including an extension to the side and roof. The development has commenced and has reached a reasonably advanced stage.

Consequently, the key issues under consideration for this variation of approved plans are the impact of the amendments upon visual impact and neighbour amenity impact.

### Visual Impact

The current application seeks to move the proposed sitting room gable window towards the rear elevation by approximately 500mm and remove the 2 lounge windows. The alterations to the window would have limited effect to the visual appearance and it is considered to have an insignificant impact overall.

Whilst the proposed changes to the external finish, and changes to the roof would have an impact on the visual appearance of the dwelling in comparison to the previously approved scheme, it is not considered that these changes would be detrimentally harmful. It is deemed that this element of the proposal would have no adverse visual impacts, in accordance with Policy GP3.

It is considered that the proposed changes to the previously approved plans would maintain that the development is of a high quality design which relates to the built form in the surrounding area.

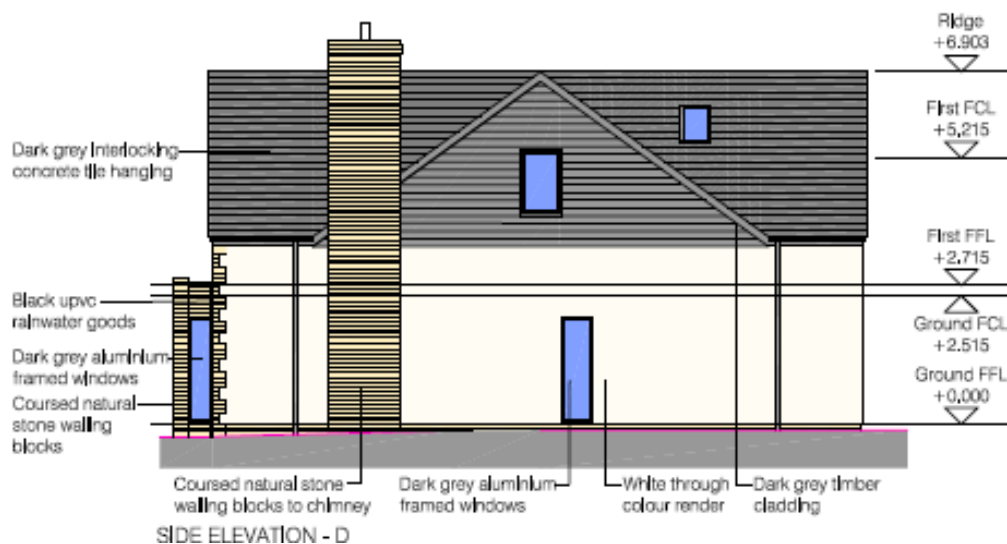
### Neighbour amenity

Concerns have been raised with regards to the proposed changes to the window. The previously approved window was acceptable to the neighbours, however the neighbour believes this change will result in overlooking and loss of privacy impacts to the enjoyment of the neighbouring properties garden.

There would be no impact to any habitable rooms.

*Window opening in its new position*





The proposed window does not result in any harmful overlooking or loss of privacy impacts upon the neighbouring property. It is considered that the new location for the window would not result in any greater loss of privacy impacts than the previously approved scheme.

Given the relatively minor relocation of the window, it is considered that the proposal would not result in any significantly worse overbearing impacts upon the neighbouring property than the previously approved scheme. The proposal is therefore deemed to have an acceptable impact upon the amenity of neighbouring property.

### Conclusion

The proposed amendments are suitable for planning approval having been considered against the relevant local and national planning policies.

### Recommendation:

That planning permission be granted.

**Condition:**

2. The development shall be carried out in accordance with the following drawings:  
***1520-PL12 C, 1520-PL13 D, received 08 June 2017. 1515-SP02, 1520-PL12 C & 1520-PI13 C received 30 May 2017.***

**Reasons:**

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

AA -14 August 2017