

Full Planning Application
Pitch roof and small side extension to double garage.
1 PENNINE GROVE, PADIHAM

Background:

Objections have been received to the proposals.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Burnley's Local Plan – Proposed Submission Document, July 2017

H55 - House Extensions and Alterations

SP5 – Development Quality and Sustainability

Site History:

None.

Consultation Responses:

Neighbouring residents – 2 letters received objecting to the proposals for the following reasons;

- We are against the proposed west elevation window; we feel we will be overlooked and have some loss of privacy when are using the decked area of our garden (30 Slade Lane).
- We are against the pitch roof; we feel that the height and shape could cause some overshadowing on our decked area (30 Slade Lane).
- We are against the use of the proposed side extension; we feel that given the close proximity to the boundary of our garden a games room would not be appropriate and are concerned about the potential future noise levels (30 Slade Lane).
- The proposal submitted to turn the garage into something that resembles a house by using a pitch roof and the addition of a doorway is not acceptable (28 Slade Lane).
- By adding the extension to the garage it will bring the building closer to my boundary fence, with the window looking into my garden; this is an invasion of my privacy, the garage is elevated above the height of my land (28 Slade Lane).
- The higher the building the less light I will have in my garden and the potential for shadowing (28 Slade Lane).
- The proposed games room will increase the noise and disturbance (28 Slade Lane).

- Any excavation of the land could cause issue with drainage; we are at a lower level than the proposed building and am concerned that water will run from their property to mine to pool and leave me with a wet garden (28 Slade Lane).

Planning and Environmental Considerations:

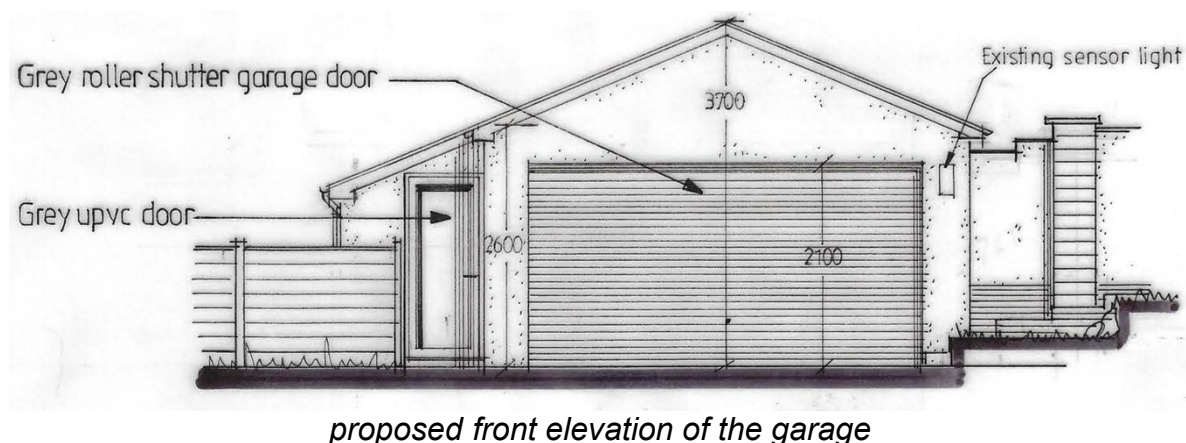
The property is a detached dwelling located on Pennine Grove which is a cul-de-sac and is accessed off Slade Lane, Padiham. The proposal involves alterations to the garage consisting of a small extension and the formation of a pitched roof over the existing flat roofed garage/extension.

The main considerations are design/appearance and privacy/outlook.



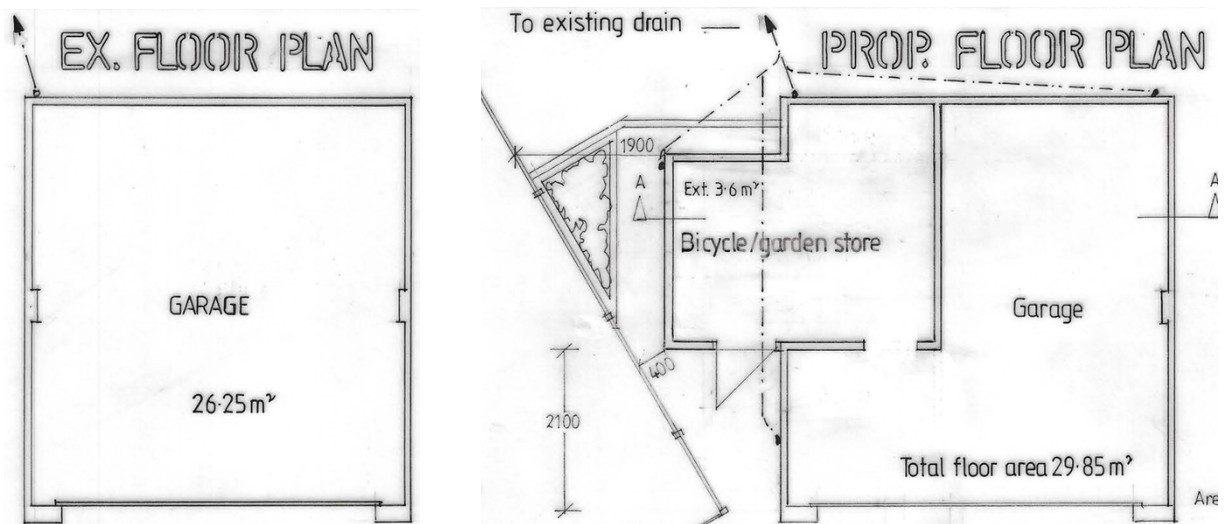
Design/materials

The existing detached garage has a flat roof and is set back from the road with a driveway in front. The proposal involves the erection of a small extension to the side of the garage, extending out by 1.5m and 2.55m in length. A pitched gabled roof would replace the existing flat felt roof.



The proposed materials are white painted render for the elevations to match the existing garage and interlocking concrete roof tiles for the roof.

A UPVC door is proposed in the east elevation of the extension and a window was proposed in the east elevation, however this has now been deleted from the proposals and the proposed use of the room changed from a games room to a garden store.



The design and materials are considered to be acceptable.

With regard to the foundations, these are to be constructed on a reinforced concrete raft and no excavation work is required so no disturbance of the ground water will take place.

Privacy/outlook

The garage is at an angle to the boundary fence at the rear of properties on Slade Lane and its nearest point is approx. 3.4m away from the boundary fence; the corner of the proposed extension would be approx. 3.3m away from the fence. The extension would be only 0.1m nearer to the rear boundary of the houses on Slade Lane.

Following the deletion of the window in the west elevation there are no windows proposed in the extension; there would just be a door (front) on the east elevation. Privacy is not therefore an issue.

The existing height of the garage is approx. 2.6m at its highest point. The proposed roof would be 3.7m to the ridge of the pitched roof. The outlook from other properties is not considered to be an issue as the houses are some distance away and also there is a boundary fence/shrubs at the rear of the garage between the properties (see below).



rear boundary fence / rear of houses on Slade Lane

Conclusion

The proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation:

Grant subject to the following conditions:

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 plans: Location plan and block plan received 23rd June 2017. Amended proposed and existing plan / elevations received 9th August 2017 (drawing number 1/OH/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.