

Application Recommended for Refusal

Queensgate Ward

APP/2017/0333

Full Planning Application

Proposed alterations and 2 storey rear extension, re-submission of planning application

APP/20170162

488-490 COLNE ROAD BURNLEY

Background:



Existing pair of semi-detached houses

The application is referred to Committee for a decision as it has been called in by three members on the basis that the property in question is a large house in an area of individual large properties. The property next door has been redeveloped in a similar way to the applicant's proposal and it is concluded that the decision should be taken by Committee.

The proposal is to make modifications to the front elevation of the properties and construct a two storey extension to the rear, in connection with the conversion of the existing pair of semi-detached houses into one property. The change from two dwellings to one dwelling would not amount to development and does not form part of this application,

The two storey rear extension would be of contemporary appearance and would be approximately 13.3 metres wide, extending across the width of the rear of both properties and projecting approximately 4.4 metres from the rear elevation. The extension would be rendered with a flat roof.

No objections have been received.

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

TM15 - Car parking standards

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

National Planning Policy Framework

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations
IC3 – Parking Standards

Site History:

APP/2017/0162 – Alterations and two storey rear house extension – the application was withdrawn to enable discussion about the design of the extension to take place.

Consultation Responses:

1. Lancashire County Council (Highway Authority) – ‘With regard to the above planning application I have no objection in principle to this proposed development that will combine the two dwellings into one of five or more bedrooms. As this is the case I could presume that there is sufficient parking for three vehicles but to be sure that the correct provision is provided I will need to have plans submitted indicating the available off road parking. I would also ask if you could consider arrangement to allow vehicles to turn within the curtilage of the property so that they are able to enter and leave using forward gears. I am unable to condition the turning as there are many other houses in the area without this provision. Subject to the provision of plans indicating suitable parking arrangements I would not raise objections on highway grounds.’

Planning and Environmental Considerations:

The proposal is considered having regard to the policy H13 of the Burnley Local Plan and policy HS5 of the Burnley Local Plan Submission Document July 17. The current saved Local Plan is under review at the present time and the emerging new Local Plan was submitted to the Secretary of State for adoption in July this year. The house extension policy of the emerging plan has no outstanding material objections to it and it can, therefore, be given significant weight in determining applications.

Policy H13 of the Burnley Local Plan sets out that proposals for extensions and alterations to existing houses will be permitted where:

- a. the proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials;
- b. the proposal will not adversely affect -
 - i. the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight
 - ii. the visual amenity and character of the locality
- c. the proposal provides an adequate residential amenity for its occupants;
- d. the proposal does not lead to an unacceptable loss of private open space or parking space; and
- e. the proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users.

Policy HS5 of the Burnley Local Plan Submission Document July 17 is set out as follows,

- 1) 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. The Council will permit extensions and modifications to existing residential properties where:
 - a) The extension is subordinate to the existing building to allow the form of the original building to be clearly understood;
 - b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
 - c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight using the distances set out in policy HS4 3c;
 - d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on the street and does not create a danger to pedestrians, cyclists or vehicles; and
 - e) The proposal does not lead to an unacceptable loss of useable private amenity space.

Taking account of the above criteria, the issues for consideration relate to the design, scale and detailing of the alterations and extension in relation to the dwelling and the surrounding area; the impact of the extension on the amenities of the neighbouring dwelling by way of outlook, privacy, overlooking and light; the impact of the proposal on parking provision and; the impact on the private amenity space for the dwelling.

Design Issues

The property is within a residential area which contains predominantly large dwellings set in relatively mature garden, with a variety of types of dwelling including both detached and semi-detached of various designs.



Existing front elevations



Proposed front elevation

The change of the application property from a pair of semi-detached houses to a detached dwelling would fit the character of the area and, in any case, does not require planning permission. The alterations to facilitate this change include changes to the front elevation to include the removal of the existing bay window at both ground and first floor of No. 490 and the introduction of a porch / canopy over a new front doorway and a new window at first floor level above the doorway.

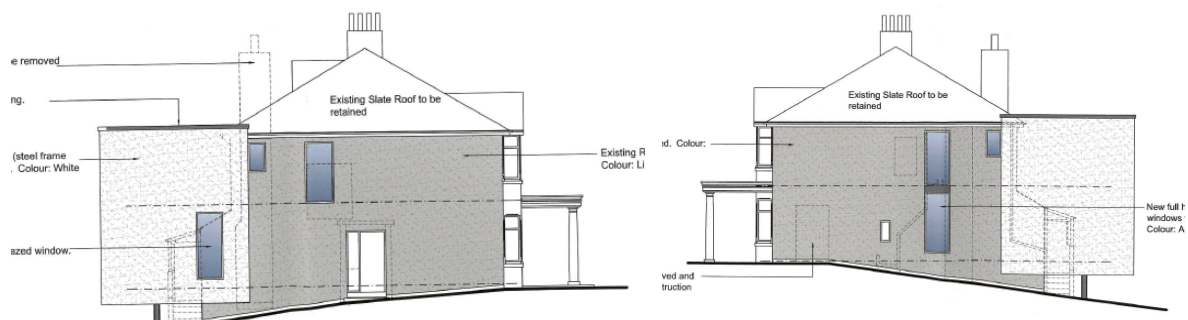


The alterations to the frontage are acceptable and would not have an adverse impact on the building or the character of the street scene. Similar changes have taken place on the adjacent property at No. 492 Colne Road.

The extension to the rear would extend across the width of the semis and would project out from the rear by approximately 4.4 metres. It takes the form of a modern rectangular box attached to the rear of the dwelling. It would be rendered with a flat roof and a fully glazed rear elevation.



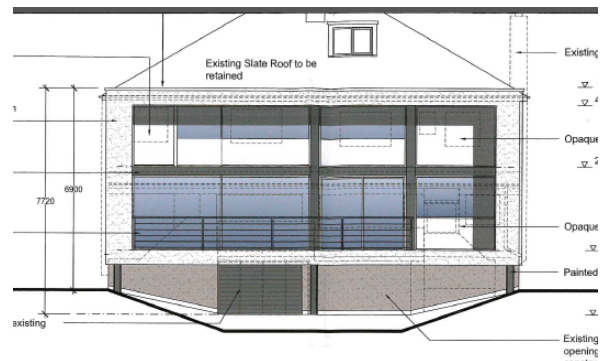
Illustration of rear elevation



Proposed side elevations



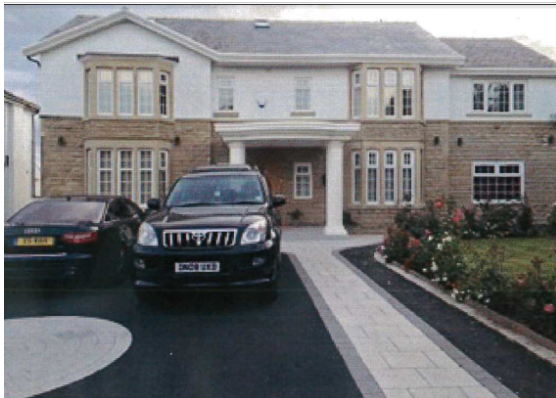
Existing rear elevation



Proposed rear elevation

In principle, this contemporary treatment could be acceptable providing the detailing of the extension relates well to the existing well. However, it has an incongruous appearance and does not relate well to the character, scale and appearance of the existing dwelling. In particular it sits above the eaves level of the house and extends the full width of the house, which has a dominating impact on the character of the main building.

It has been put forward that a similar extension has been constructed at the adjacent property, No. 492 Colne Road which sets a precedent for such extensions. However, the extension at No. 492 is quite different in appearance and relates better to the original building than the current proposal.



Front and rear elevation of the adjacent property at No. 492 Colne Road

The extension would not be visible from Colne Road but would be viewed from properties to the rear of the dwelling along Prairie Crescent. Immediately to the rear of the application property, there is an area of land within the applicant's ownership which is heavily landscaped and provides a screen from public viewpoints along Prairie Crescent itself. However, part of the rear elevation of the property will be visible, particularly in the winter months when the screening is sparser.

Negotiations have taken place with the applicant to discuss changes which would make the proposal more acceptable and relate better in scale to the existing dwelling, for example that the extension is reduced so that it does not extend higher than the ridge of the original dwelling and that the width is reduce to enable the extension to sit more comfortably with the existing house, but no amendments have been made.

The application is considered contrary to both the existing Local Plan and the new Local Plan Submission Document and it is recommended that the application is refused for this reason.

Impact on the amenities of the neighbouring dwellings

The proposal would not have an adverse impact on the amenities of the nearby dwellings. There are properties facing the rear of the extension along Prairie Crescent but they are 20 metres away and would not suffer significant loss of privacy, outlook, overlooking or light. Neighbouring properties along Colne Road would not be significantly affected.

Parking provision and Private Amenity Space.

There is adequate provision within the site for the parking of several vehicles with the ability to turn on site and exit onto Colne Road in forward gear. No highway issues arise as a result of the proposal. There would be adequate provision within the curtilage for private amenity space if the extension was constructed.

Summary

The proposal is satisfactory in terms of impact on the amenity of neighbouring residents, parking provision and private amenity space provision. The alterations to the frontage of the building are acceptable.

However, the design of the proposed rear extension would have a dominating impact on the design of the dwelling and would not relate well to the existing property. This would be contrary to the policies of the Burnley Local Plan and the emerging Local Plan Submission Document.

Recommendation: That planning permission is refused for the development for the following reason:

Reason

1. The proposed extension would have a dominating impact on the existing building and would not respect the architectural characteristics, scale and detailing of the building. This would be unsympathetic and incongruous with the design of the existing dwelling and the surrounding area and would be contrary to Policy H13 of the Burnley Local Plan Second Review and emerging policy HS5 of the Burnley Local Plan - Proposed Submission Document, July 2017.

CMR