

Application Recommended for APPROVAL
Ward

APP/2017/0294

Full Planning Application

Extensions to the rear and gable elevation of bungalow and internal alterations.
3 HILL CREST AVENUE, CLIVIGER

Background:

The application relates to a detached bungalow which is bounded by a detached garage to its north-western side.

The applicant seeks planning permission for a single storey side and rear extension. No constraints have been identified that would restrict or affect the development on the site.



An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 – Design and Quality

H13 – Extensions and Conversions of Existing Single Dwellings

Burnley's Local Plan March 2017 (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:

Cliviger Parish Council

- Over development & concern of size compared to neighbouring property.

An objection has been received by residents at 1 Hill Crest Ave

- The planned gap between extension & garage will be narrow.
- The proposed appearance will affect the neighbour's property and be seen as a semi-detached.
- Damage to property during construction.

Planning and Environmental Considerations:

Principle of development

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

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

Design and visual impact

The existing garage and rear conservatory will be demolished and replaced by the new extension wrapped from the side to the rear. The extension will be flush with the front elevation and have a total width of 4.1 metres, incorporating a garage. The height of the roof will match the existing and have the appearance of a large detached dwelling.

The rear extension element will project 3 metres and span the full width of the rear property and the roof design will tie into the existing roof creating a valley.

The extension is in size and proportion to the main dwelling and of an acceptable design that is in keeping with the dwelling. The development would be finished in materials to match those used on the external appearance of the existing property.

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

Amenity impact

The proposed side extension would be positioned closely to the adjacent garage. Presently both garages are attached and the proposal will leave a 250mm gap. This brings no significant alterations to the existing situation and with the extension being single storey, the proposals size and mass does not have a detrimental impact on residential amenity for occupiers of dwellings to side.

No windows are proposed to the north-western elevation of the extension. A window in the south-eastern elevation is proposed to serve the ground floor en-suite. However, sufficient separation distance is maintained, not to have a detrimental impact from overlook into the adjacent dwelling or its private garden areas.

The property enjoys a large garden plot surrounding the property and the addition of this extension is not considered to be over-development in comparison to other properties/extensions along Hill Crest Avenue.



Adequate open space for enjoyment remains available for the occupants.

Highway

The proposed development includes the provision of a garage which would be counted as one off-street car parking space, and proposes 1no parking spaces on the existing drive. As such, the development complies with the off-street car parking requirements

Conclusion

Objections have been received relating to the proposed development, however, the proposed development is acceptable and would not have any undue impacts upon residential amenity, visual amenity or the street scene in general, or highway safety and off-street car parking provision. The proposal complies with the relevant provisions of the Local Plan and there are no material considerations which outweigh this finding.

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 plans: **DBA/LE/03, 04, 05 received 13 June 2017 and Amended Plan DBA/LE/02 received 17 October 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.

AA
06/11/2017