

Application Recommended for Approval
Queensgate Ward

APP/2017/0536

Full Planning Application
Proposed double storey extension to side and rear
16 PRAIRIE CRESCENT BURNLEY

Background:

The proposal involves a large 2-storey/single-storey extension to the side and rear of the dwelling. A previous application for a similar extension was refused in 2017 (APP/2017/0236) for two reasons i.e. loss of outlook and daylight for the occupiers of no.14 and inadequate off-street parking provision.

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 conversion of existing single dwellings

TM15 - Car parking standards

Proposed submission Local Plan (emerging Local Plan)

HS5 - House Extensions and Alterations

SP5 - Development Quality and Sustainability

IC3 – Car Parking Standards

Site History:

APP/2017/0236 – proposed double and single storey extension to side and rear - refused

Consultation Responses:

Highway Authority – The proposed development will not increase the number of bedrooms at the property, remaining at 3. But there will be an increase in the parking provision. Whilst 3 spaces are shown, the depth of the forecourt available is too short to accommodate the parking as shown on the plan resulting in vehicles overhanging the footway. It would be possible to accommodate 2 vehicles with angular parking which would be sufficient for the development and on this basis I would raise no objection to the proposal on highway grounds.

Following an amended parking layout showing off-street parking for 2 cars (see revised layout plan received 16th Jan 2018) the Highway Authority have confirmed that the proposal will now be acceptable in terms of off-street parking requirements.

Neighbour objection (no.18 Prairie Crescent) – Objects to the size of the extension, limiting daylight and blocking sunlight from my property.

Planning and Environmental Considerations:

The property is a semi-detached dwelling within a residential area located off Colne Road. The proposal involves the erection of a large 2-storey extension to the side and rear together with a single-storey extension to the rear to provide additional accommodation and alterations to the existing internal layout.

A large hallway would be provided at the front of the property and a ground floor shower room and an extension to the kitchen at the rear to provide a large family room. On the 1st floor a dressing room and on-suite for the master bedroom would be provided together with a larger family bathroom and larger bedrooms (2 & 3); no additional bedrooms are proposed.

The main considerations are design/materials, privacy/outlook/daylight/sunlight and highway issues.



14, 16 and 18 Prairie Crescent

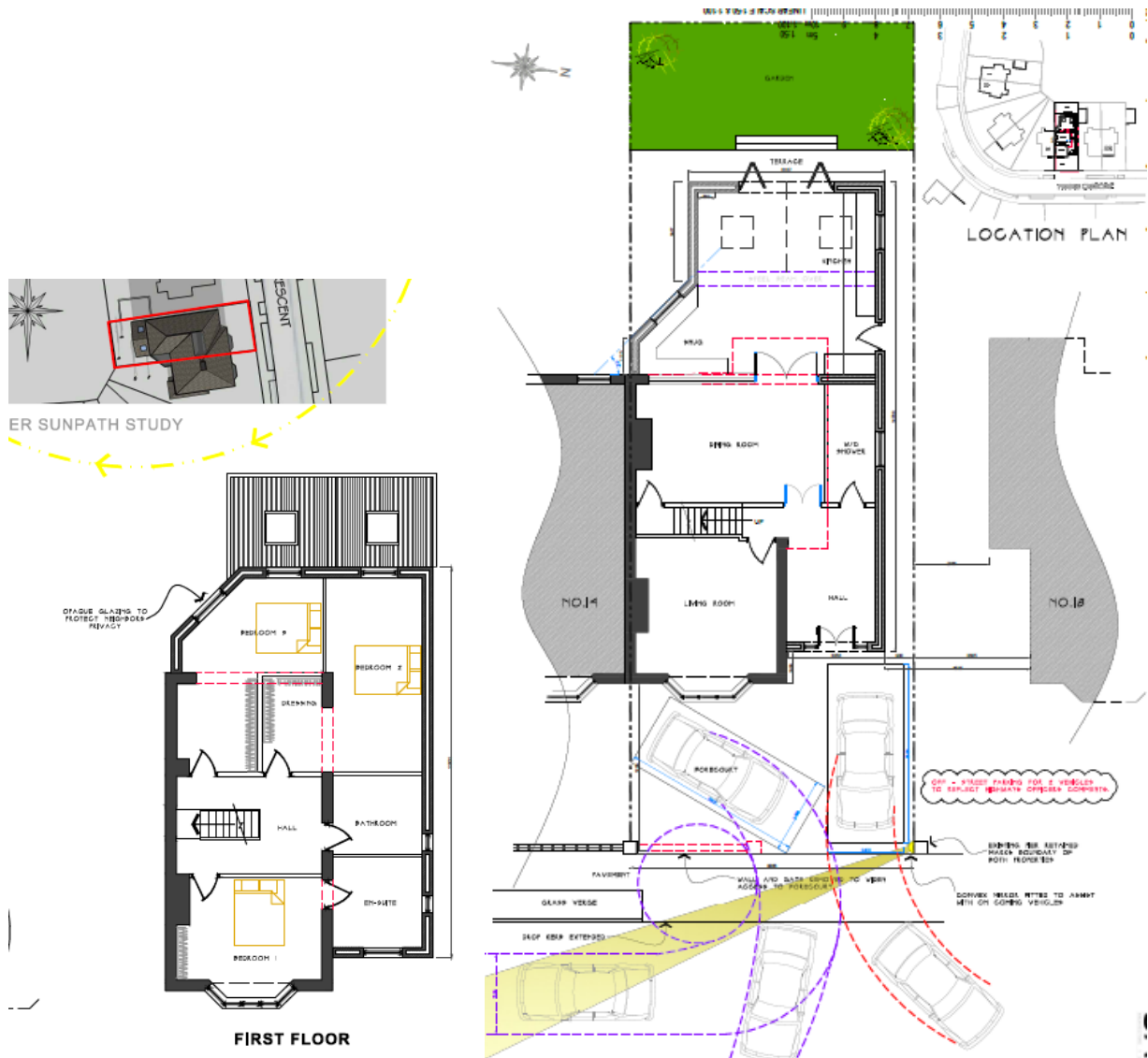
Design/materials

The proposed 2-storey extension extends out from the side elevation by 3.0m and is set back from the front elevation by 1.0m; the 2-storey part of the extension extends back by 11.9m and the single-storey extension by a further 2.8m.

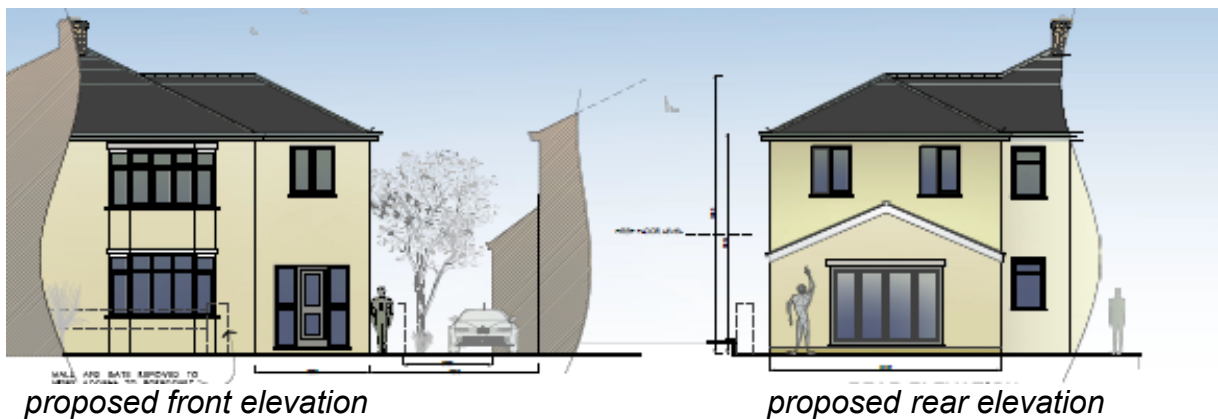
At the rear the extension extends across the full width of the rear of the property for 1.125m then tapers in at an angle. The single-storey section is set in by 1.75m from the boundary.

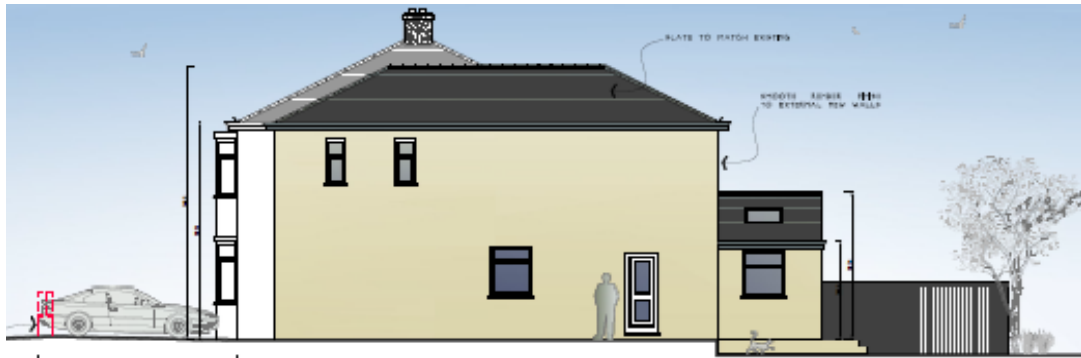
The proposed 2-storey roof would be hipped to match the existing roof and the single storey roof gabled. The proposed materials are natural blue slate for the roof with a render finish for the elevations; both to match the existing dwelling.

The form and proposed materials of the proposed extensions are considered to be acceptable.



proposed first floor and ground floor extension (also showing off-street parking layout)





proposed side elevation



proposed side elevation from no.14

Privacy/outlook/daylight/sunlight

The 2-storey side extension would be approx. 0.9m away from the boundary with no.18 Prairie Crescent; the rear 2-storey and single-storey extensions would be approx.1.75m away from the boundary with no.14 Prairie Crescent.

At ground floor level sliding patio doors are proposed on the rear elevation (family room/kitchen), one window is proposed in the side elevation (adjacent to no.18 Prairie Crescent) at ground floor level for the kitchen/family room and one for the downstairs bathroom. At 1st floor level three bedroom windows (one at an angle) and a bathroom and an en-suite window on the side elevation and another en-suite window on the front elevation.



14 and 16 Prairie Crescent

18 Prairie Crescent



side of 18 and rear of 16 Prairie Crescent



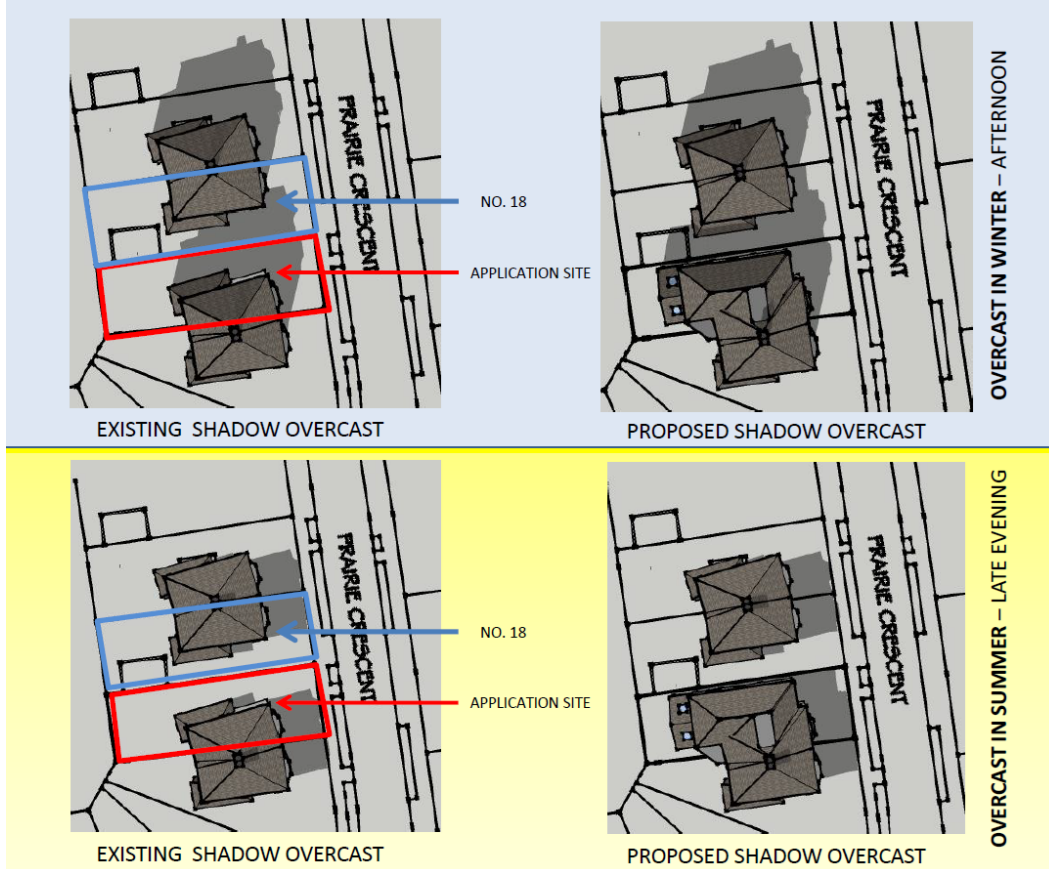
rear of nos.16 and 14 Prairie Crescent

There are no habitable windows on the side elevation of no.18 Prairie Crescent and privacy is not therefore considered to be an issue for no. 18.

The extension would be 1.75m away from the boundary between nos. 14 and 16 Prairie Crescent. There are habitable room windows at the rear of no.14 Prairie Crescent which need to be considered in terms of the effect the extension would have on outlook and daylight.

The single-storey extension (has been amended since the previous application) is 1.75m away from the boundary with no 14 and is considered to be acceptable in terms of privacy/outlook.

The 2-storey extension has been amended so that it extends out by 1.125m and then goes in at a 45 degree angle (see plan); it meets the Council's 45 degree rule.



Further information has been submitted in respect of sunlight and shadowing (see previous page).

The shadow study shows a small amount of additional shadow (towards no.18) at the side in winter (afternoon) but none in summer (evening).

The proposals are now considered to be acceptable in terms of privacy/outlook/daylight/sunlight.

Highway issues

The proposed extension to the side and rear means that any potential existing off-street parking space to the side of the property would be built on (although at present there is a porch and shrubs to the side of the property – see photos above). There are no additional bedrooms to be provided, however, as there are three bedrooms, two off-street parking spaces need to be provided. The Highway Authority object to the application if 2 x off-street parking spaces are not provided at a size of 5.6m x 2.4m wide.

Following the submission of an amended parking layout (plan received 16th Jan 2018) with two off-street parking spaces the Highway Authority have confirmed that they have no objections to the proposals on highway grounds.

Conclusion

Following the submission of acceptable revised off-street parking details the proposals are now 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: Drawing No: (PC) (20) BUR 01 (includes location plan) received 2/11/17, (PC) (20) BUR 03 received 15/12/2017 (parking layout superseded) and (PC) (22) BUR 04 received 16.01.2018 (revised parking layout).
3. The two windows (bathroom and en-suite) at first floor level in the side elevation of the extension facing no.18 Prairie Crescent shall be glazed in obscure glass prior to the first occupation of the extension and be thereafter retained.

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.
3. To prevent overlooking or loss of privacy to adjacent occupiers and in accordance with policy H13 of the Burnley Local Plan Second Review and policy HS5 of the emerging Local Plan.