

Application Recommended for APPROVAL
Queensgate Ward

APP/2017/0559

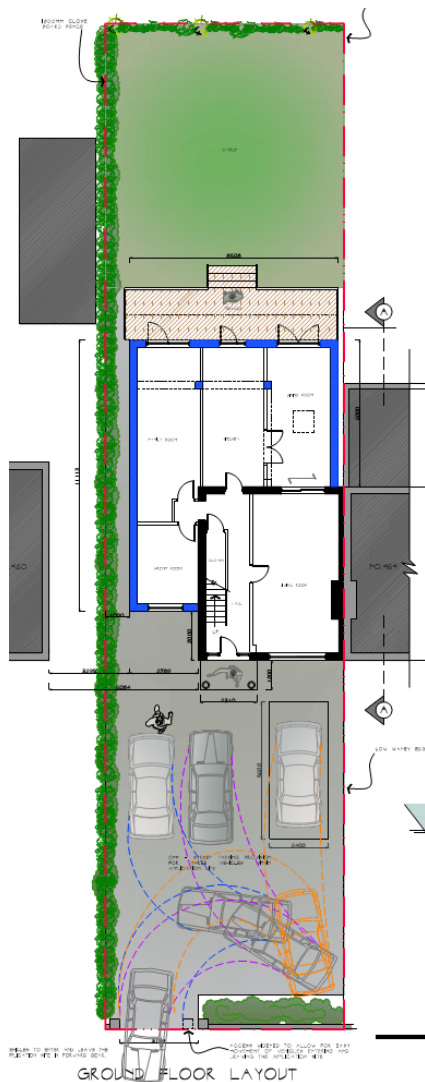
Full Planning Application

Proposed 2 storey extension to side and rear with a front porch

462 COLNE ROAD, BURNLEY

Background:

The proposal seeks planning permission for a 2 storey side/rear extension with a front porch and alterations to the driveway area to this semi-detached property.



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

Site History:

No relevant history

Consultation Responses:

LCC Highways:

The proposal is for an extension to form a 4 bed dwelling with 4 parking spaces shown on site. Unfortunately the orientation of the parking spaces is such that there is not enough width on the property to permit parking and reversing. The minimum dimension required would be 1m comprising 5m parking space and 6m reversing area. If the parking provision were to be reduced to 3 vehicles then this could be accommodated perpendicular to the building frontage whilst maintaining the ability to enter/leave the site in forward gear.

Subject to the submission of an acceptable parking layout I would raise no objection to the proposal on highway grounds.

Objection received from 464 Colne Road:

- *Impact to neighbours conservatory*
- *Parking area will interfere privacy*
- *Change in character in comparison to other properties within this block.*

Planning and Environmental Considerations:

Principle

Extension to an existing property within its curtilage is acceptable in principle.

Design and visual impact

The design of the original submission was not considered to be acceptable as it was excessive in scale and bulk and represented an incongruous addition to the host property. Following the revised plans and assessing the proposal against the relevant criteria the two storey side extension is now seen to be subservient to the main dwelling house.

The proposed side extension would have the eaves height of the main dwelling and ridge height set lower. It would be set back from the front elevation by 2m and would be set in from the boundary 1m. Due to lower height of the roof and the set-back, the extension would appear subordinate to the host property. The design of the roof is therefore considered acceptable. As such the development does not significantly interrupt the regular built rhythm of the road and thereby does not appear incongruous, in regards to maintaining sufficient separation distance.



The rear first floor extension projects 4.3m and is set back 3m from the boundary to protect the 45 degree rule of thumb.

The ground floor element projects 6m from the main rear wall and 8.5m wide. However the extension only project 1.8m beyond the neighbour's conservatory.

The proposed materials match those of the host dwelling and are acceptable.

The porch is under 3m² and no higher than 3m which meets the criteria for permitted development under Schedule 2 Part1 Class D of the GPDO 2015

Amenity impact

The impacts upon neighbouring residential amenity have been assessed In terms of overlooking, loss of privacy and overbearing impacts arising from the two storey side extension. The main property that has the potential to be affected is No.464 Colne Road which is the adjoining property. Concerns have been raised in regards to overshadowing of the conservatory, however the single storey extension only projects 1.8m beyond the conservatory which would not have any adverse impacts to overshadowing.

The ground floor situation will be no different to the existing circumstances.



The proposed single storey and two storey extensions do not project beyond the '45 degree line' into the neighbour's protected area which in this case would be the rear windows of 464 Colne Road. The separation distance combined with the hipped roof form and the set down of the two storey element from the ridge of the main building would ensure that any negative impact to the amenity of 464 Colne Road to the north would be minimal.

As such, the side extension is not anticipated to have any detrimental impacts on amenity through over-shadowing, over-looking or an over-bearing impact.

No other surrounding properties will be affected by this proposal.

Parking and highway safety

The development would not result in an increase in bedroom numbers therefore an increase in parking demand is not anticipated. The scheme provides provision for 3 off-road parking spaces and the highway authority is satisfied with the proposal.

Consequently no further access, parking or highway safety concerns are identified.

Conclusion

On the basis of the assessment set out above, it is considered that the works proposed are suitably designed and would not have an unacceptable impact on residential amenity and highway safety. As such it is in accordance with the provisions of the NPPF and Local Plan Policies and planning permission should be granted.

Recommendation:

That planning permission be granted subject to the following.

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 drawings (462)(20)-E-02 Rev B, received 31 January 2018 & Location Plan, received 12 March 2018.

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.