

Application Recommended for APPROVAL**APP/2017/0573**

Cliviger with Worsthorne Ward

Full Planning Application

Demolition of garage and erection of single storey side and rear extension

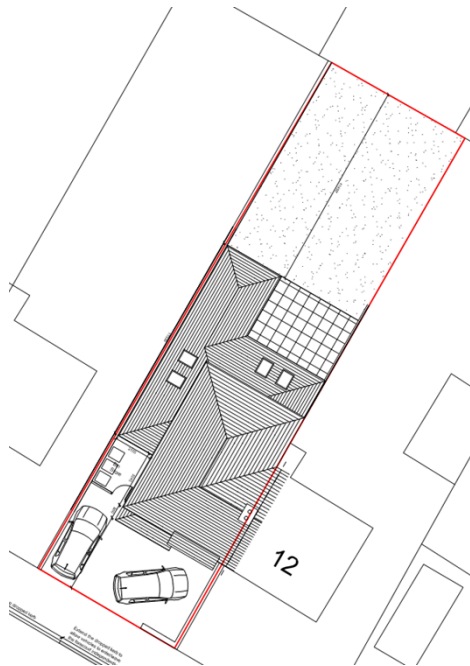
10 ENNERDALE ROAD, BURNLEY

Background:

The proposal involves the erection of a single storey side and rear extensions.

The proposed scheme is to provide a ground floor bedroom, larger kitchen/dining area and a utility/store room. The materials used in the proposed extension would be in keeping with those used on the existing building.

The existing garage in the rear garden area will be demolished.



An objection has been received.

Relevant Policies:Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary

GP3 – Design & Quality

H13 – Extensions and Conversions of Existing single Dwellings

Burnley's Local Plan: Proposed Submission Document – March 2017

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

National Planning Policy Framework (NPPF)

Site History:

No relevant history

Consultation Responses:

LCC Highways Burnley

Reduced parking provision for 2 vehicles is acceptable and providing this is demonstrated on the drawing then this would be acceptable.

8 Ennerdale Road objects on the following grounds:

- Side extension not acceptable to be built on boundary wall
- Roof will overhang the boundary
- Visual appearance not in keeping
- Garage will be lost and parking will be an issue.

The above issues have been addressed and the objector has withdrawn the objection verbally.

Planning and Environmental Considerations:

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

Principle of Development

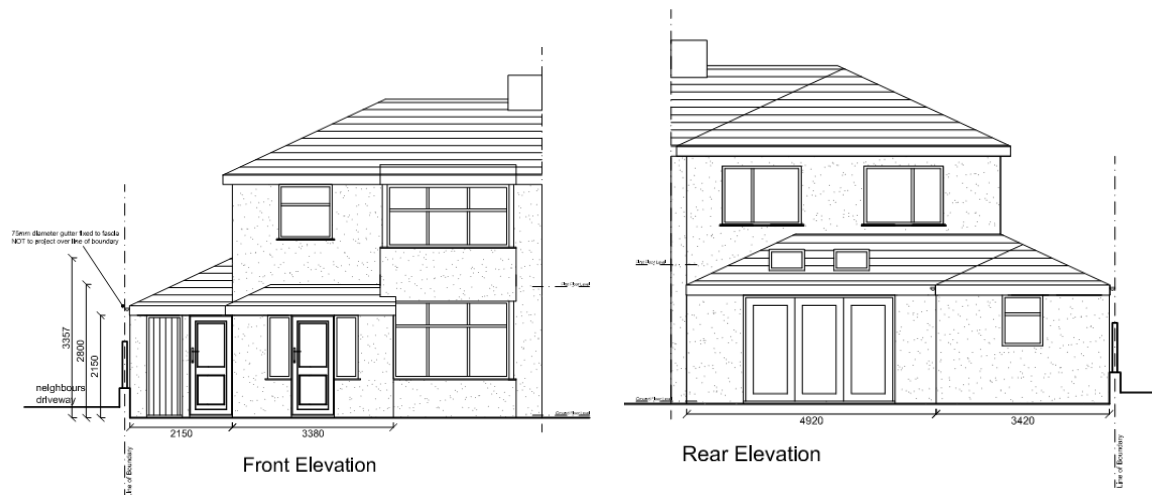
Extensions to an existing property within its curtilage are acceptable in principle.

Design & Visual Impact

The proposed extensions are set to the side/ rear of the existing dwelling and an 8m distance from the pavement and therefore not in a prominent position. The extension is in size and proportion to the main dwelling and of an acceptable design that is in keeping with the dwelling.

The part of the extension directly to the rear extension would have a hipped roof which is in keeping with the main dwelling and is acceptable. The section to the side would have a traditional dual-pitched roof to match the existing house. The structure is only single storey therefore not visually detrimental to the character of the existing dwelling or area.

The existing foot print of the garage has been incorporated as part of this proposal to achieve a good sized extension.



Amenity impact

Size and mass

The proposed side extension would be positioned along the western boundary and due to the separation distance involved and the extension being single storey along with screening to the boundary the proposals size and mass does not have a detrimental impact on residential amenity for occupiers of dwellings to the west.

Loss of light

The proposal is modest in terms of its depth at 2.3m and would amount to a total 3.5m projection from the rear of the neighbouring property; it is considered acceptable. Taking account of this situation, there will be sufficient light penetration to these the neighbouring properties rear windows. It is accepted that the proposal fails the 45 degree test due to the depth of the extension. However the extension is modest in depth and is only a single storey structure. The combination of the above leads officers to believe that although there will be a minor loss of daylight, it would not be sufficient to warrant a refusal.

It is considered the modest depth and height of the proposal would not cause a significant loss of outlook to warrant a refusal as it is located to the side of the neighbour's windows. It is also normal practice to allow rear extensions on residential dwellings. The modest depth of the extension would not create a sense of enclosure sufficient to warrant a refusal.

Overlooking

No windows are proposed to the eastern/western elevation of the extensions. Windows in the northern elevation of the extension are at such distance from opposite neighbours and due to adequate screening along the boundaries, it does not to have a detrimental impact from overlook into adjacent dwellings or private garden areas.

Parking and highway safety

There is adequate off-street parking provision on the drive to serve the dwelling. Additional bedroom space is being created and the highway officer has accepted 2 off-road parking spaces and no further objections are raised in regards to highway safety.

Conclusion

Having had regard to the above it is considered that development in the manner proposed would not adversely affect the appearance of the host dwelling nor would it have a major detrimental impact on the amenities of neighbouring properties. The proposal is therefore acceptable and in accordance with the relevant local plan policies.

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 approved shall be carried out in accordance with the following approved drawings: *OBR/01 Dwg 05B, OBR/01 Dwg 04B - received 12th February 2018 and OBR/01 Dwg 01, OBR/01 Dwg 03 – received 21 November 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