

Application Recommended for Approval

APP/2018/0191

Queensgate Ward

Full Planning Application

Demolish existing garage, erect two storey extension to side & rear, and single storey extension to rear. (re-submission of APP/2017/0503)

57 WINDERMERE AVENUE, BURNLEY

Background:

This is a resubmission of a previous application that was refused (APP/2017/0503). The revised plan shows the single-storey and 2-storey side extension reduced in size, the re-positioning of the rear 2-storey part of the extension and the removal of the porch.

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

IC3 - Car Parking Standards

SP4 - Development Strategy

SP5 - Development Quality and Sustainability

Site History:

APP/2017/0503 – demolish garage, erection of 2 storey extensions to side and rear with single-storey rear extension and porch to front elevation - refused

Consultation Responses:

Highway Authority – We would not wish to raise any objections. It is apparent that the existing drive will need to be re-profiled in order to prevent the possible grounding of vehicles on the existing footway. Any resurfacing will need to be carried out using a bound and porous material. Should you wish to support the application we would be grateful if the re-profiling of the drive could be conditioned to be completed prior to first occupation of the dwelling.

Neighbouring residents – One letter received – Objecting for the following reasons:

- My property is 59 Windermere Ave and the 2-storey extension side extension will be 2.2m closer to the boundary, which is only 2.65m from the kitchen/dining room window. This will have an enclosing and overbearing impact on the window and as this is the only window will make the room dark and oppressive.

- The 2-storey extension will create a tunnel effect on my driveway and overshadow my rear garden.
- The 2-storey extension will be up to the boundary; the plans show no provision for downspouts, soil pipes or gutters within the curtilage of 57. If I wish to apply for the same extension to my property both properties would touch.
- Concerned about potential damage to sewerage pipes.
- Bedrooms will be increased from 3 to 5; although the plan shows three parking spaces they are cramped and impractical, if the front wall was to be removed 2 mature trees from the grass verge and a streetlamp from the pavement would have to be removed.
- As there will be no access around the property the refuse/recycling bins will have to be stored at the front which will be unsightly (59 Windermere).
- The extensions will change the character of the property from a modest semi; the extensions are excessive in scale and disproportionate to the size of the original house.

Planning and Environmental Considerations:

The semi-detached property is within a residential area where there is a mix of house styles (mainly semi-detached); the property faces the Prairie golf driving range. The proposals involve the erection of single / two-storey extensions to the side and rear.

The extension would provide additional accommodation including an additional sitting room, bathroom and re-located kitchen on the ground floor and two additional bedrooms and re-located bathroom on the 1st floor together with internal alterations.

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

Design/materials

The house the subject of this application has a hipped roof (no.59 next door has a gabled roof line), and is set at a slightly lower level than no.59.

The two storey side extension would have a hipped roof and the ridge of the roof would be set at a lower level than the existing roof (see drawings on next page). The extension would extend out by 2.2m as far as the boundary between nos. 57 and 59. The 2-storey extension is set back from the existing front elevation by 2m (the single-storey part is set back by 1m); the 2-storey section of the extension extends back as far as the existing rear elevation by 6.5m. Windows are proposed on the front and rear elevations with no windows on the side elevation.



front of nos.57 and 55 Windermere Ave



front of nos. 59 and 57 Windermere Ave

The proposed two storey rear extension is set in from the boundary between nos. 57 and 59 Windermere Ave by 2.2m (and would therefore be on line with the existing side elevation of the dwelling); the extension would be 4m in width and extend out from the rear elevation by 3.3m; a gabled roofline is proposed. There are no windows proposed on the side elevation; just on the rear elevation.

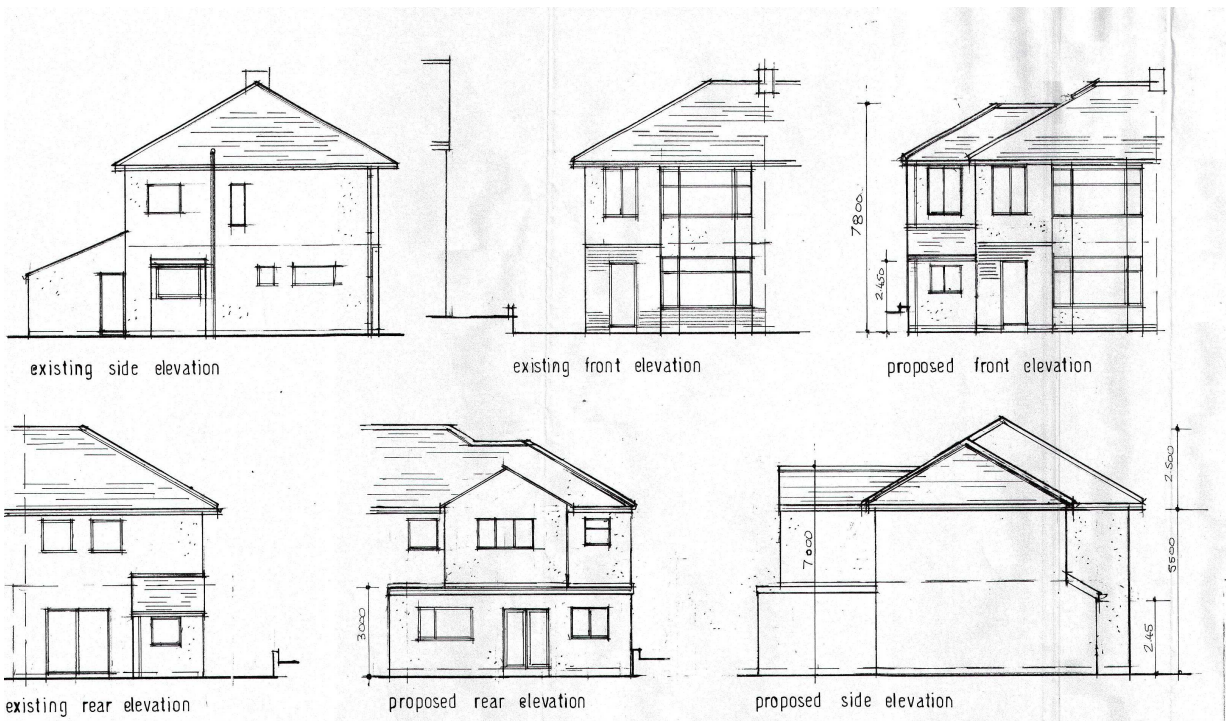
The single-storey extension is set back from the front elevation by 1m, extends out to the side by 2.2m, i.e. up to the boundary between nos. 57 and 59; the extension wraps around the rear elevation (an L-shaped extension), extending out from the rear elevation by 4m and across the full width of the rear up to the rear boundary between nos. 55 and 57 Windermere Ave. At the side there is a pitched roof on the front elevation and at the rear a flat roof (3m in height). Windows are proposed on the front and rear elevations (none on the side elevations).

The proposed materials are render for the elevations (the existing dwelling is pebble dashed on the rear and most of the side elevation and red brick on the front/ part of the side elevations) with roof slates to match the existing dwelling (blue slate).

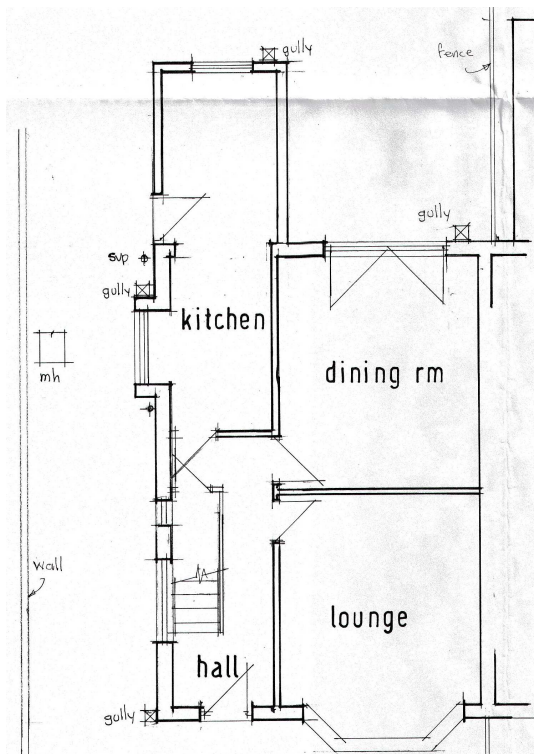
Although in principle the design and materials are considered to be acceptable, consideration needs to be given to whether the 2-storey side extension would be detrimental to the street scene due to the loss of space between the properties (nos. 57 and 59); no 57 is set at a lower level than no. 59 Windermere Avenue and they have different rooflines i.e. no. 57 has a hipped roofline and no. 59 has a gabled roofline (see photos above and on next page and drawings on next pages). The gap between the properties would be reduced by 2.2m; however, as the rooflines are different and the houses are at different levels and the 2-storey extension is now set back from the front elevation by 2 metres it is considered that the proposal would not have a significant enough effect on the street scene to warrant a refusal.



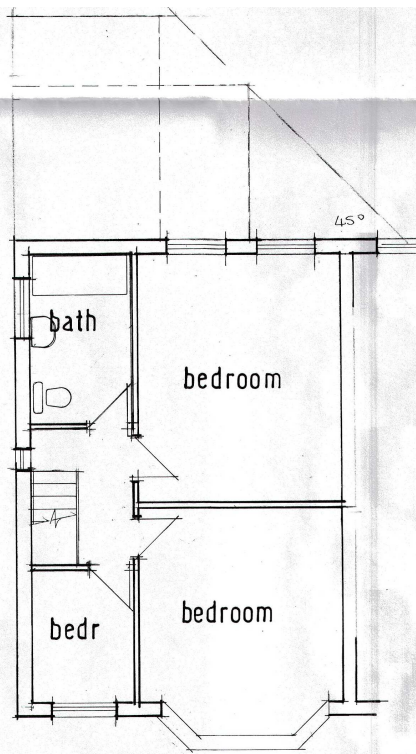
existing rear/side of no.57 Windermere Ave



existing and proposed elevations

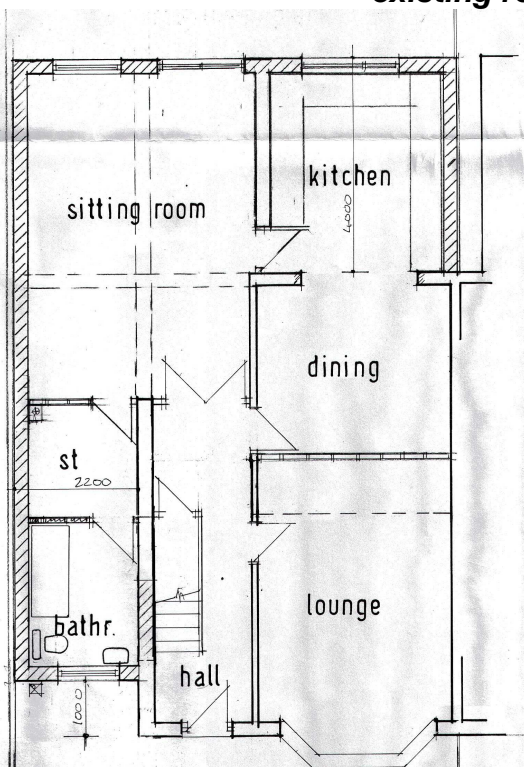


existing ground floor plan

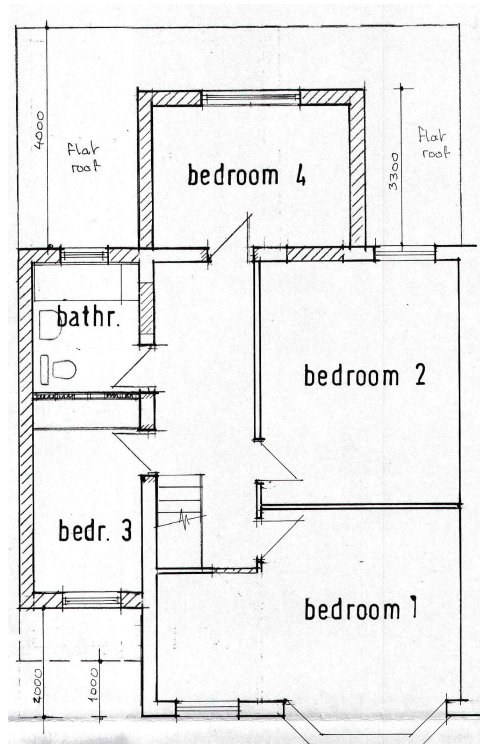


existing first floor plan

existing room layout



proposed ground floor



proposed first floor plan

proposed room layout



existing gap between nos.57 and 59 Windermere Ave

Privacy/outlook/daylight

The 2-storey side extension would extend up to the boundary between nos. 57 and **59 Windermere Avenue** (see photo on previous page) but wouldn't have windows on the side elevation facing no.59. There are two windows on the side elevation of no. 59, i.e. a stairs/landing window on the 1st floor and a kitchen/dining room window on the ground floor which has a conservatory attached on the rear elevation: consideration needs to be given to the effect the extension would have on the daylight /outlook in respect of these windows. The extension would close the gap between the sides of the properties by 2.2m leaving a gap of 2.2m (see photo on previous page). There would be some reduction in daylight to the side windows of the kitchen/dining room and the outlook from this window would be slightly different as the side elevation of no.57 would be closer. Strictly speaking a kitchen/dining room is not classed as a habitable room and it is considered that the slight reduction in daylight and change to the outlook is not significant enough to warrant a refusal. A stairs/ landing window is not classed as a habitable room window.



looking towards the rear of no.59



looking towards the rear of no.55

No.59 Windermere Avenue has a conservatory on the rear elevation and a garage adjacent to the boundary (see photo above). There is a window at first floor level on the rear elevation of no.59 above the conservatory which appears to be a bathroom window which is not classed as a habitable room window. There is a bedroom window at first floor level at the other side of the bathroom window; the extension would meet the 45% rule for this window in respect of outlook/daylight issues.

No. 55 Windermere Avenue has a conservatory on the rear elevation (see photo above) which is close to the boundary between the properties. A single storey rear extension is proposed on the rear of no.57 up to the boundary between the properties. The extension would have a flat roof and extend out by 4m from the rear elevation (the same as the adjacent conservatory); the height of the extension would be 3m. (flat roof), therefore the extension should not have a significant adverse effect on no.55.

Highway issues

The proposal involves the creation of an additional two bedrooms (increased from 3 to 5) therefore 3 off-street parking spaces are required. The existing garage at the rear is to be demolished and a 2-storey extension is proposed at the side therefore parking would need to be located at the front of the property. A porch was originally proposed at the front of the property (APP/2017/0503); this has been deleted from the proposals.

Following the removal of part of the garden wall (see photo on below) it is considered that they can now technically provide 3 off-street parking spaces without the need to remove the tree and lamp post to extend the dropped kerb. It is apparent however that the existing drive will need to be re-profiled in order to prevent the possible grounding of vehicles on the existing footway, with any resurfacing being carried out using a bound and porous material.



no.59 no.57 Windermere Ave – part of garden wall removed

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: One drawing REV C received 19 April 18.
3. Before any part of the extension is occupied the driveway shall be re-laid to a suitably graded slope at the entrance to the property to allow for effective use. Any resurfacing will need to be carried out using a bound and porous material. A scheme for the re-laying of the driveway shall be submitted for approval prior to the start of the development; the scheme shall be carried out as approved.

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. In order to prevent the possible grounding of vehicles on the existing footway in the interests of highway safety and in accordance with policies H13 and TM15 of the Burnley Local Plan Second Review and policies HS5 and IC3 of the emerging Local Plan.