

Full Planning Application

Retrospective application for a single storey rear extension to dwelling & installation of a 2.4m fence along the boundary.

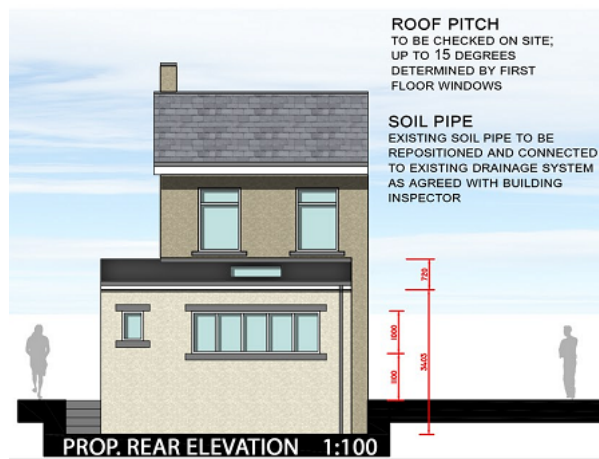
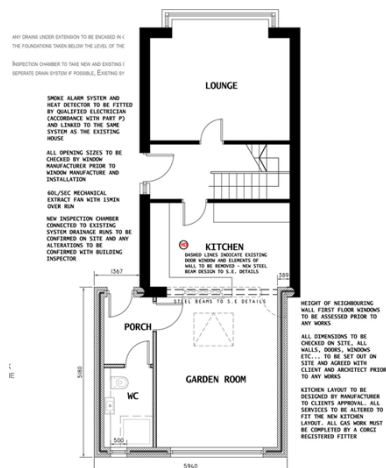
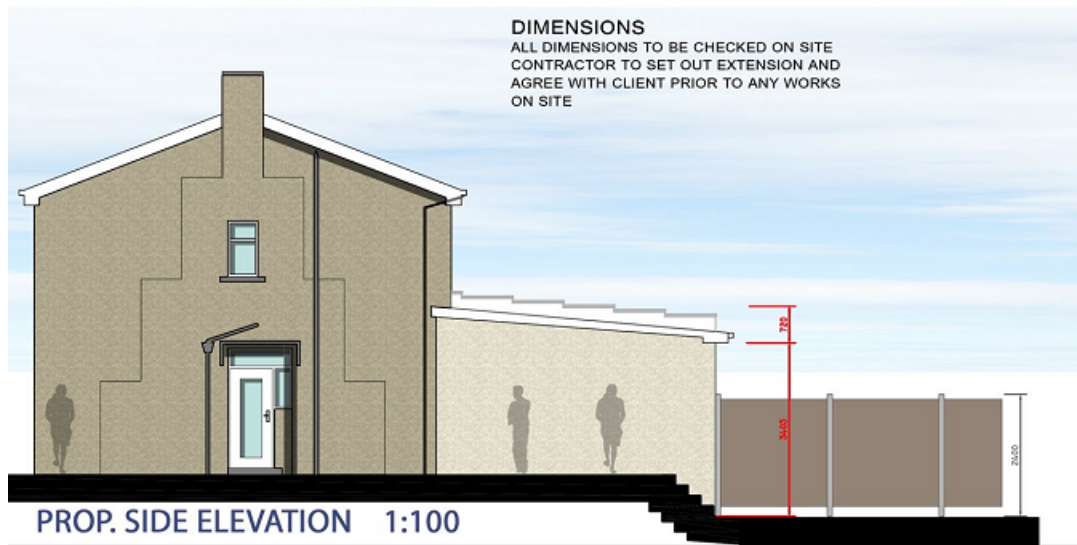
11 MATLOCK GROVE BURNLEY

Background:

The application site is a semi-detached house located on a small cul-de-sac, the surrounding area is residential.

The application was originally submitted in October 2017 which was found to be incomplete and after several amendments, the scheme was then acceptable in principle and the application was re-validated in March 2018. The proposed single storey rear extension has been constructed in accordance with the drawings submitted.

The extension projects 5180mm from the main rear elevation and has a total width of 5940mm. It extends 1367mm beyond the side elevation to allow the installation of an external door. The roof pitch is measured at a 15 degree slope and the overall height to the ridge is 4125mm (including parapet) and 3403mm to the eaves.



The application is therefore seeking retrospective planning permission.

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: Proposed Submission Document – March 2017

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

Site History:

No relevant history

Consultation Responses:

Objection (amended plans) received from adjoining neighbour :

- White render not in keeping with the area
- Fire safety issues in respect of fire escape windows

Planning and Environmental Considerations:

Principle of development

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

Design and Visual Impact

The extension is set to the rear of the dwelling and projects out from the side elevation, being visible from Matlock grove. The extension is of size and proportion to the main dwelling and of an acceptable design that is in keeping with the dwelling. The roof design comprises a shallow roof slope with a small parapet wall along the adjoining property. The structure is only single storey therefore not visually detrimental to the character of the existing dwelling or area.

The rear extension, by virtue of its size and design, is an acceptable addition, which adds interest to the rear elevation.

Amenity Impact

The extension is set in 364mm from the neighbouring boundary and protrudes 1.9m from the neighbour's conservatory. The conservatory is considered to be a secondary element to the dwelling and not classed as the main living accommodation. The size and mass therefore does not have an overbearing impact for the occupants.

Whilst the proposed extension will abut this boundary and extend beyond the rear of the adjacent Conservatory, the height to the eaves will not be significantly higher than the conservatory. In addition, the adjacent Conservatory has a translucent roof, enabling light to enter from above; hence the proposal will not result in a loss of light.

The design will have no adverse impact on the character of the dwelling and being to the rear; will not be visible in the street scene.

Overlooking

No windows are proposed to the eastern elevation of the extension. Windows in the southern elevation of the extension area acceptable due to adequate screening along the boundaries and ample distance between properties on Fleetwood Road, therefore this does not have a detrimental impact from overlook into adjacent dwellings or private garden areas.

Fence

The fencing has been installed around the entire garden boundary and consists of 2.4m high close boarded fence.

Given the position and orientation of the fence, it is not consider that the fence harms the amenities of neighbouring properties in terms of overshadowing or over dominance.

Conclusion

The proposed single storey extension will be in keeping with the style of the existing property and will not compromise its character or harm the appearance of the surrounding area. There will be no adverse impact upon the amenities of the neighbouring properties.

Recommendation:

That planning permission be granted.

Condition:

1. The development hereby permitted shall be carried out in accordance with the following drawings:

Drawing Number: BR/MAT 001C, received 21 March 2018

Drawing Number: BR/MAT 002C, received 21 March 2018

Reason:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.