

**Application Recommended for APPROVAL**

**APP/2018/0113**

Gawthorpe Ward

Full Planning Application

Proposed two storey extension to side and rear, and single storey to rear of dwelling  
3 PRINTERS FOLD, LOWERHOUSE, BURNLEY

**Background:**

The proposal seeks planning permission for a 2 storey side extension and a single storey rear extension to this semi-detached property, include an additional off-road parking space in the front garden area.



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 – July 2017

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

HS5 – House Extensions and Alterations

*(The document has been submitted to the Secretary of State, no objections were received on respect of Policy HS5, which is now considered to carry significant weight)*

**Site History:**

No relevant history

**Consultation Responses:**

LCC Highways: I refer to my previous email in which I raise concerns about the proposal for the additional 3<sup>rd</sup> parking space put forward by the applicant and our subsequent telephone conversation. When taking all the factors into consideration and the nature of the local road network, I am prepared to accept the development with the 2 existing off-street parking spaces.

Objection received from residents at 1a Printers Fold, concerning the real element of the proposal:

- Significant overshadowing
- Visual intrusion
- Excessive & Overbearing

### **Planning and Environmental Considerations:**

*The main issues for consideration in the determination of this application include:*

- *The principle of development*
- *Design & Impact*
- *Impact upon neighbouring amenity*

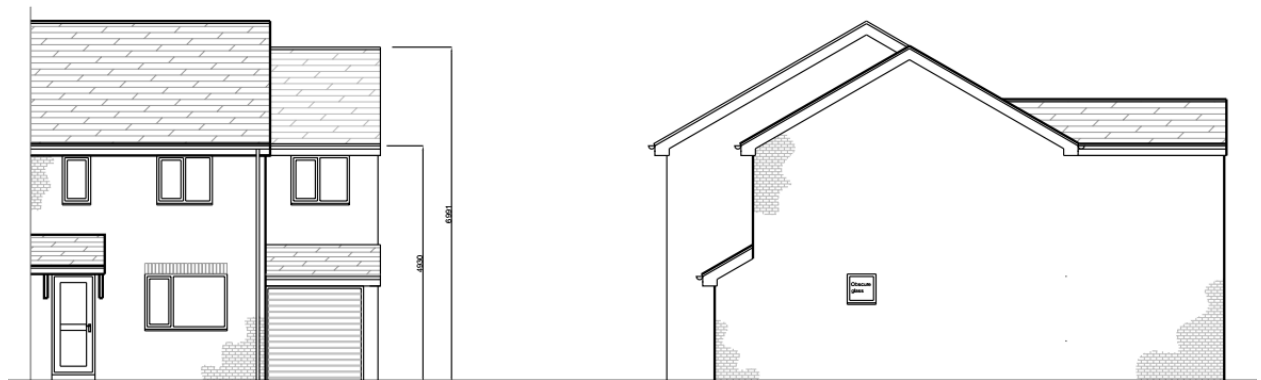
### **Principle of development**

An extension within the curtilage of an existing dwelling is acceptable in principle

The proposal is considered to be proportionate to the main dwelling and for the reasons outlined below it is considered that on balance the proposal should be accepted

### **Design and Impact**

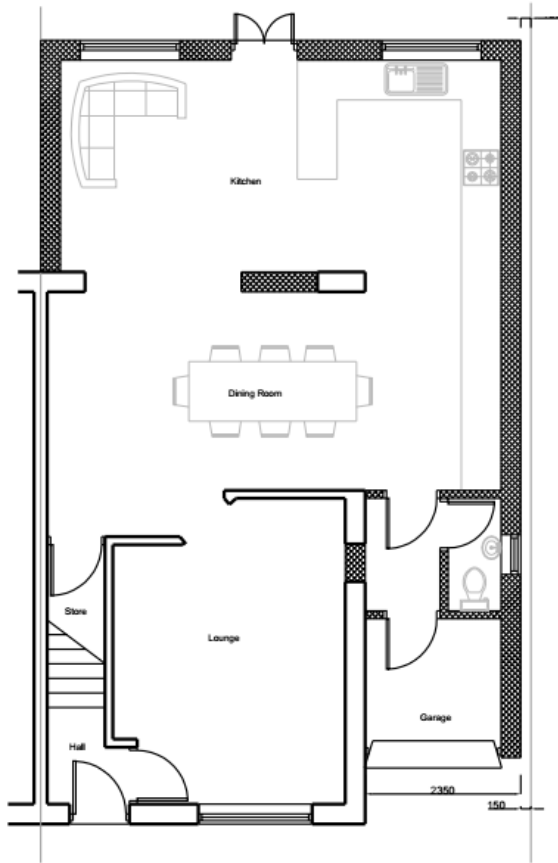
The design of the original submission was not considered to be acceptable as it was excessive in scale to the front elevation and represented an incongruous addition to the host property. Following the revised plans and assessing the proposal against the relevant criteria the two storey side extension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



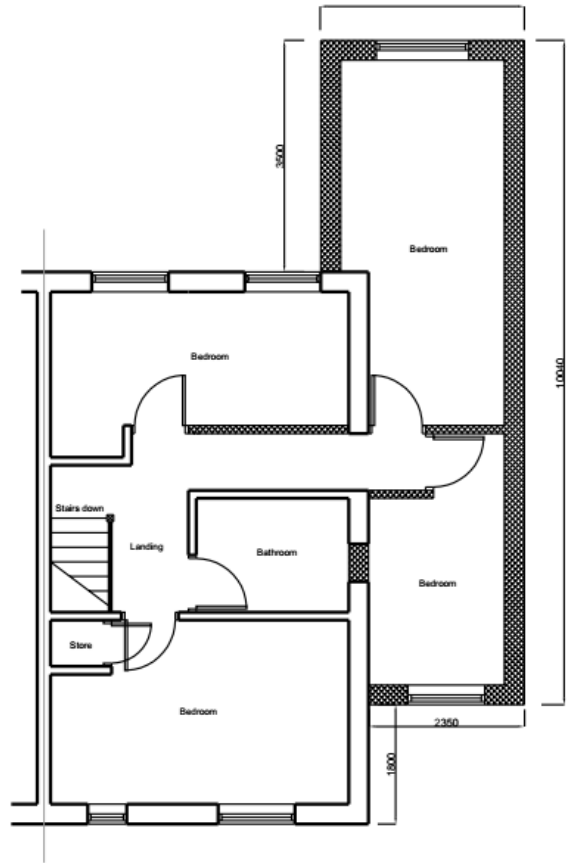
Proposed Front Elevation

Proposed Side Elevation

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 1.8m and would be set in from the boundary 150mm. 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, when seen in relation to properties across the road in particular.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rear Elevation

The extension would wrap around towards the rear and the single storey element would project 3.3m from the main rear elevation. The single storey would replace the

existing conservatory and it has been noted that it could be constructed under the Prior Approval for Larger Homes Extension.

Materials utilised would be used to match the existing property, which is acceptable.

### **Impact upon neighbouring amenity**

The rear element would maintain an appropriate distance of 4.2m between the neighbours (No.1a) conservatory which is typically expected with extensions to the rear. The 45 degree rule test has been applied from the ground/first floor windows of No.1a and the extension remains within the limits from having any unacceptable impact. The residents of this neighbouring property will notice the additional height and depth of the proposal however, the distance between habitable room windows and the proposed two storey extension and the lower roof height reduces the harmful impact on this property. The proposal is therefore not considered to impact on this neighbouring property in terms of loss of light, being overbearing and visually dominant and is in accordance with policy.



The single storey is acceptable and therefore not considered to impact either neighbouring property in terms of loss of privacy, visual dominance or overbearing effects.

### **Impact on highway**

The proposal would increase the number of bedrooms from 3 to 4 at the dwelling and after subsequent discussions with the Highway Authority, the 3rd parking spaces is not required based on the road network to this section of Printers Fold. Based on this, the existing vehicular access from the highway will be used. Therefore there are no highway safety concerns raised for the proposal.

### **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

### **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:  
***Drawing Number PF 01, received 17 May 2018***  
***Drawing Number PF 02, received 17 May 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.

*A Ahmed*  
*June 2018*