

Application Recommended for APPROVAL

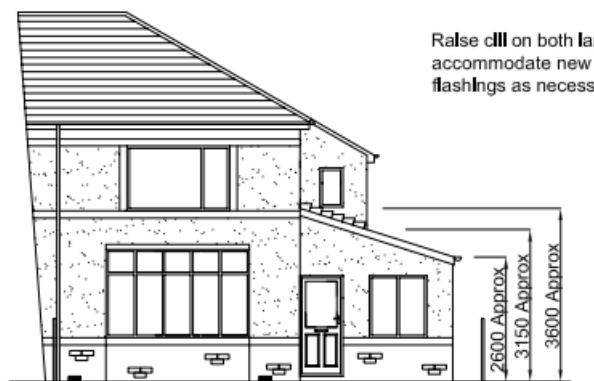
APP/2018/0171

Queensgate Ward

Full Planning Application
Proposed single storey extension
98 CASTERTON AVENUE, BURNLEY

Background:

The proposal seeks planning permission for a single storey side/rear extension to this semi-detached property. The existing garage located towards the rear of the driveway is intended to be demolished.



**PROPOSED FRONT
ELEVATION**

Objections have 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 in respect of Policy HS5, which is now considered to carry significant weight)

Site History:

No relevant history

Consultation Responses:

LCC Highways Burnley:

Whilst the application makes no reference to the parking provision, following a site visit there is considered to be room for the parking of 2 vehicles, as required under the parking standards. Should any parking alteration to the off street parking arrangements be made the ability to enter and leave in a forward gear be considered.

Objection received from 96 Casterton Avenue:

- Overlooking
- Drainage/fumes/smell issues
- Changed appearance to property

Objection received from 31 Bentham Avenue:

- Overlooking into garden area
- Infringement on privacy

Planning and Environmental Considerations:

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

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

- *The principle of development*
- *Design and impact*
- *Impact upon neighbouring amenity*

Principle of Development

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

Design and Visual Impact

The single storey side extension to the property is considered to introduce a large addition to the property, which will provide a study room and en-suite bedroom. This will increase the existing floor space and allow for spacious accommodation. The sloping roof design would not harm the visual appearance and considering the size of the extension it would not have a detrimental impact in terms of the creation of an over dominant addition.

The extension is only single storey therefore not visually detrimental to the character of the existing dwelling or area.

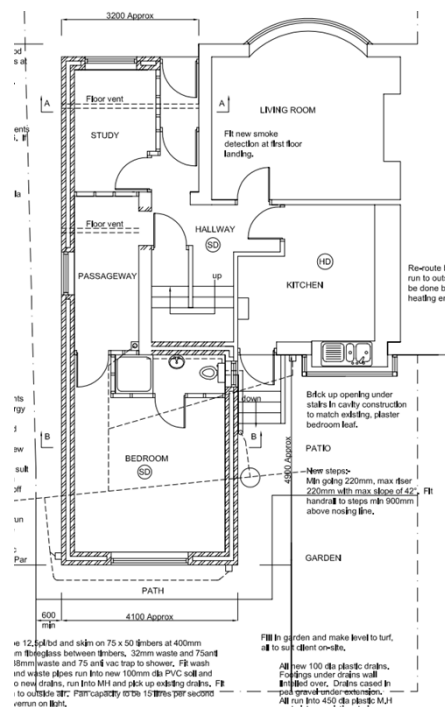
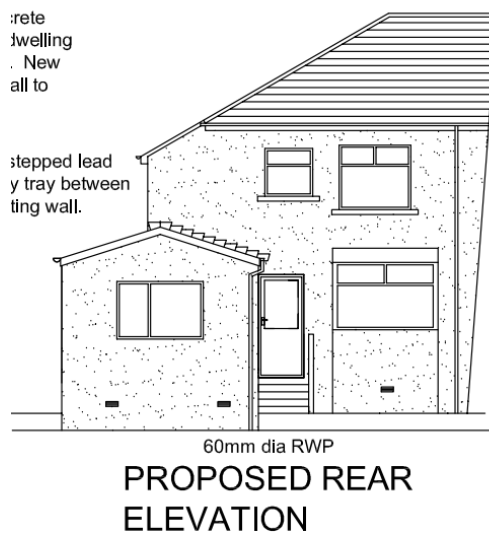
Materials utilised would be used to match the existing property, which is acceptable.

Amenity impact

The proposed extension would be set in 600mm from the boundary wall and adequate distance would remain between the adjacent dwelling. The proposals size and mass does not have a detrimental impact on the residential amenity for occupiers of the dwelling to this side.

A passageway window is proposed to the side elevation which causes no concerns and in this regard to the existing circumstances along this elevation would not alter significantly. The window to the rear of the bedroom does not have a direct view of any habitable rooms and therefore would not have a detrimental impact from overlooking into the adjacent dwelling.

The rear element of the extension would be built parallel to the adjacent garage and set away from the adjoining boundary by 4.2m. The adjoining dwellings kitchen is located to the rear and since this is not regarded as a habitable room, the impact would be negligible. The property to the rear is located at a distance more than 15m and therefore the proposal is not considered harmful to this neighbouring property as the distance maintained is adequately acceptable.



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

Parking and highway safety

There is adequate off-street parking provision on the drive to serve the dwelling. An additional bedroom space is being created and there would be adequate off street parking retained at the site.

Conclusion

Having had regard to the above it was 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.

Recommendation:

That planning permission is 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 C.A98/5, received 05 April 2018

Drawing C.A98/1B, received 29 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.