

Application Recommended for Approval

Hapton with Park Ward

APP/2018/0259

Full Planning Application
Single storey extension to rear and side
39 SCHOOL HOUSE FOLD, HAPTON

Background:

Objections have 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

Emerging Local Plan

HS5 – House Extensions and Alterations

IC3 – Car Parking Standards

SP1 – Achieving Sustainable Development

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

Site History:

APP/2005/0092 – conservatory to rear elevation - granted

Consultation Responses:

Highway Authority – With respect to this application we would not wish to raise any objections to the principle of the works, as detailed in Drawing No 225/ PL20 B date May 2018. Earlier concerns regarding the off street parking have been overcome, although it is noted that the spaces may not be used independently.

Neighbours – Two e-mails of concern received for the following reasons;

- Concerns about the parking situation (they have two cars and a motorhome).
- May lead to further on road parking; the roads on the estate are already clogged with parked vehicles.
- Concerned about having to look out at a high wall of brickwork (no.37 Schoolhouse Fold).

Planning and Environmental Considerations:

The property is a semi-detached dwelling on a modern housing estate located off Manchester Road, Hapton. The proposal involves the erection of a single-storey extension to the side and rear of the dwelling to provide additional accommodation consisting of a store room, utility room, cloak room and living room/dining room. The existing conservatory is to be demolished.

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



39 School House Fold, Hapton (front/side elevation)

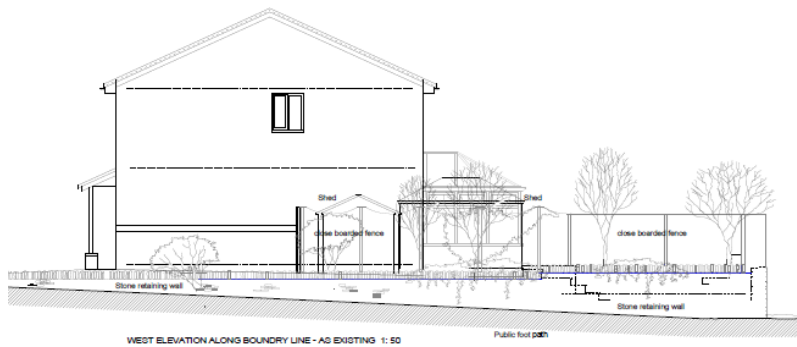
Design/materials

The proposed extension wraps around the side and rear of the property; the existing conservatory at the rear would be demolished. The side extension would be set back from the front elevation by 3.5m and extend out by 3m from the existing side elevation. At the rear the extension would extend out by 3.65m and would extend across almost the full extent of the rear elevation (would be 0.125m away from the boundary between this property and the attached semi). The height of the extension is 3.8m to the ridge of the roof and 2.1m to the eaves.

The extension would have a pitched gabled roof and the proposed materials are facing bricks with contrasting brick band to match the existing dwelling together with Marley Modern smooth roof tiles to match the existing.

A garage door is proposed in the front elevation (to the store room); a door is proposed in the side elevation and patio doors and two windows in the rear elevation. Four roof lights are also proposed one in the front elevation and three at the back).

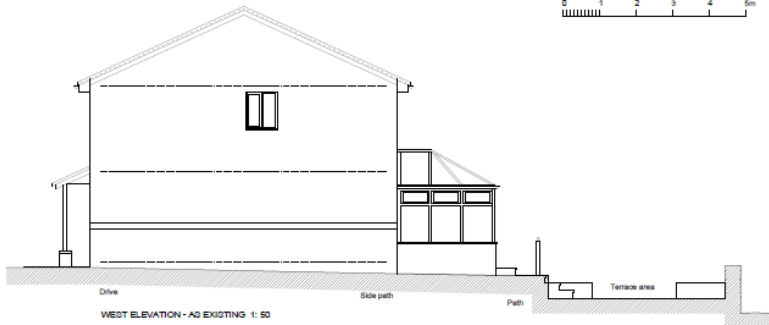
The design and materials are considered to be acceptable.



WEST ELEVATION ALONG BOUNDARY LINE - AS EXISTING 1: 50



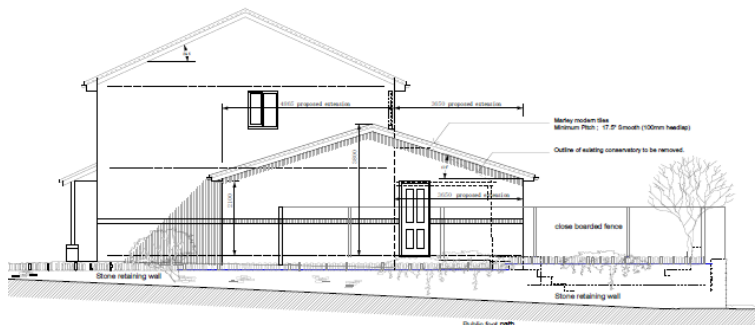
NORTH ELEVATION - AS EXISTING 1: 50



WEST ELEVATION - AS EXISTING 1: 50



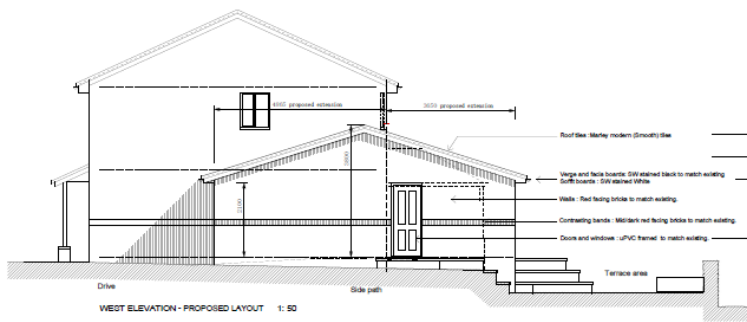
existing elevations



WEST ELEVATION ALONG BOUNDARY LINE - PROPOSED LAYOUT 1: 50



NORTH ELEVATION - PROPOSED LAYOUT 1: 50



WEST ELEVATION - PROPOSED LAYOUT 1: 50



SOUTH ELEVATION - PROPOSED LAYOUT 1: 50

proposed elevations

Privacy/outlook/daylight

The existing rear conservatory (which is to be demolished) extends out by 2.7m; the proposed rear extension extends out by 3.65m and would be 3.6m to the top of the roof and 2.1m to the eaves (from floor level).

There are no windows proposed on the side elevation facing nos. 35 and 37 Schoolhouse Fold and no windows on the elevation facing 41 Schoolhouse Fold. The single storey side extension is more than 15m away from nos. 35 and 37 Schoolhouse Fold. Privacy/outlook is not an issue for nos. 35 and 37 Schoolhouse Fold. With regard to no.41 Schoolhouse Fold, the rear extension will only extend further out by

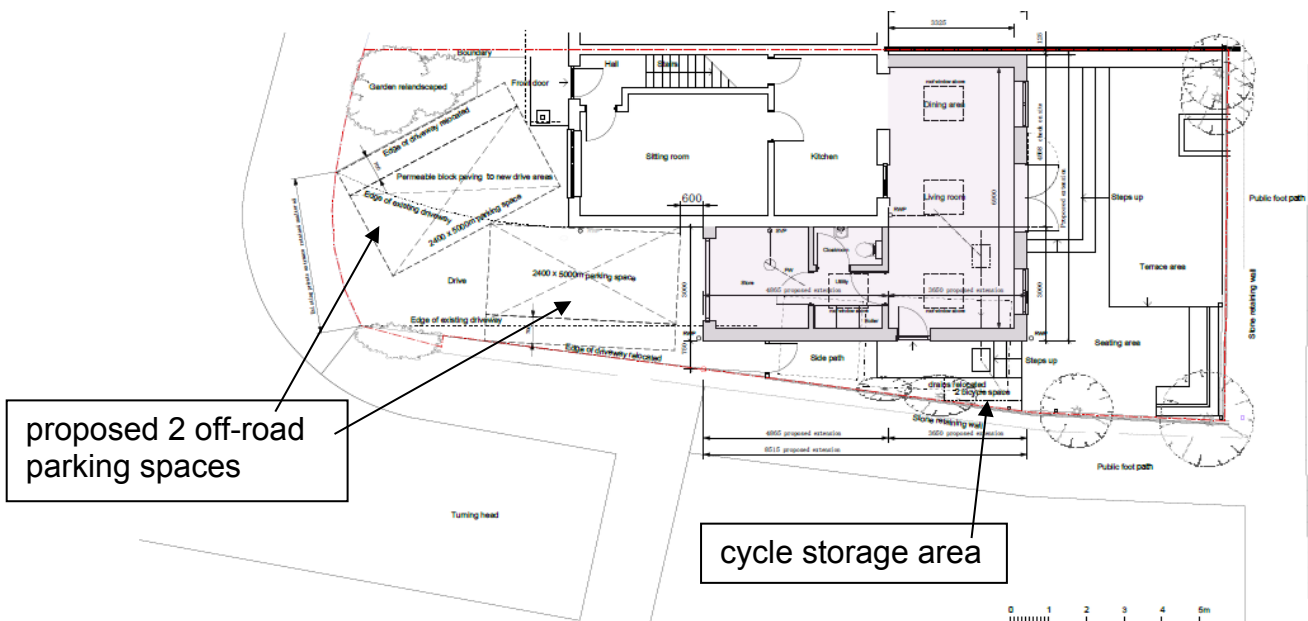
0.95m than the conservatory and be 0.125m away from the boundary with no. 41 Schoolhouse Fold; privacy, outlook and daylight will not therefore be significantly affected for no.41.



rear elevation of 39 and 41 Schoolhouse Fold

Highway issues

The side extension, although set back from the front elevation by 3.5m, will take up part of the space currently used for parking. Two off-street parking spaces are required (as there are three bedrooms at the property), one space is being provided at the side of the property and the 2nd in front of the dwelling (see layout below). The Highway Authority have no objections on highway grounds following the submission of the amended layout plan. The Highway Authority also asked for 2 cycle storage spaces which have been provided at the side of the property.



proposed ground floor layout/parking layout

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: Drawing nos.225/SV02, and 225/SV01 and 225/PL22A received 1 June 18, 225/PL21B received 3 July 18 and 225/PL20B received 5 July 18.

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.

Article 35 Statement

The application as submitted was contrary to Local Plan policies (H13 and TM15 of the Burnley Local Plan Second Review and policies HS5 and IC3 of the emerging Local Plan) in that it did not provide adequate off-street parking spaces. In order to meet the terms of the policies the applicant agreed to provide 2 off-street parking spaces and an acceptable amended plan was submitted.