

Application Recommended for Delegation
Cliviger with Worsthorne Ward

APP/2018/0258

Full Planning Application

Demolition and rebuilding of front elevation, alteration to rear elevation, two storey side extension and new stone rear boundary wall
8 HOPE STREET WORSTHORNE BURNLEY

Background:

The proposal is to carry out some re-building works to the existing terrace dwelling and to erect a two storey extension to the side and a new rear boundary wall. The property is situated within the built-up area of Worsthorne village and within the Worsthorne Conservation Area.

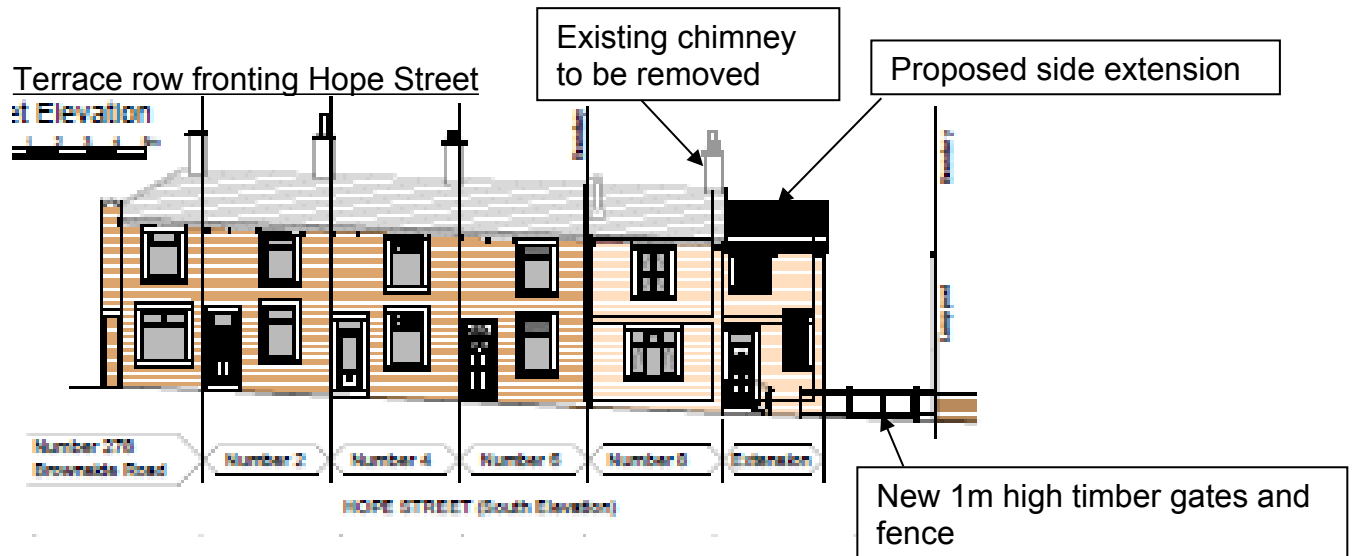
Application site - End gable property with side garden



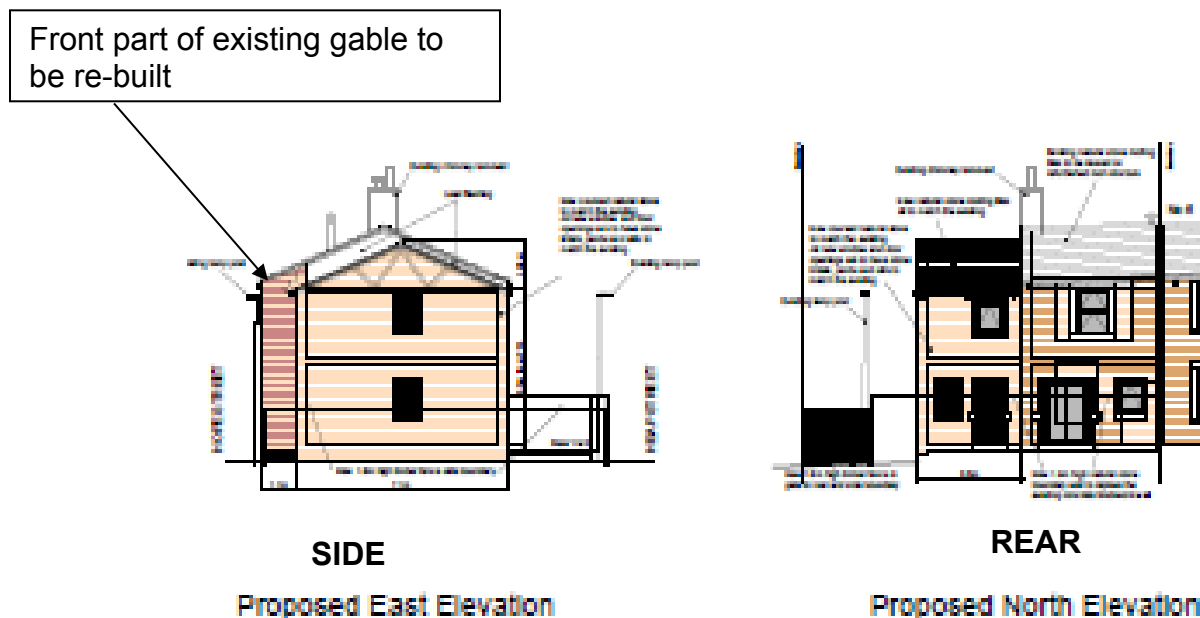
8 Hope Street →

Side garden of application site up to the end of fence and lamppost

The front face of the terrace together would be re-built due to structural issues with the property. The proposed two storey side extension would be set back from the existing front of the house and extend across almost half of the side garden. The existing front face of the house would have windows only and a new front door with steps would be formed to the front of the extension.



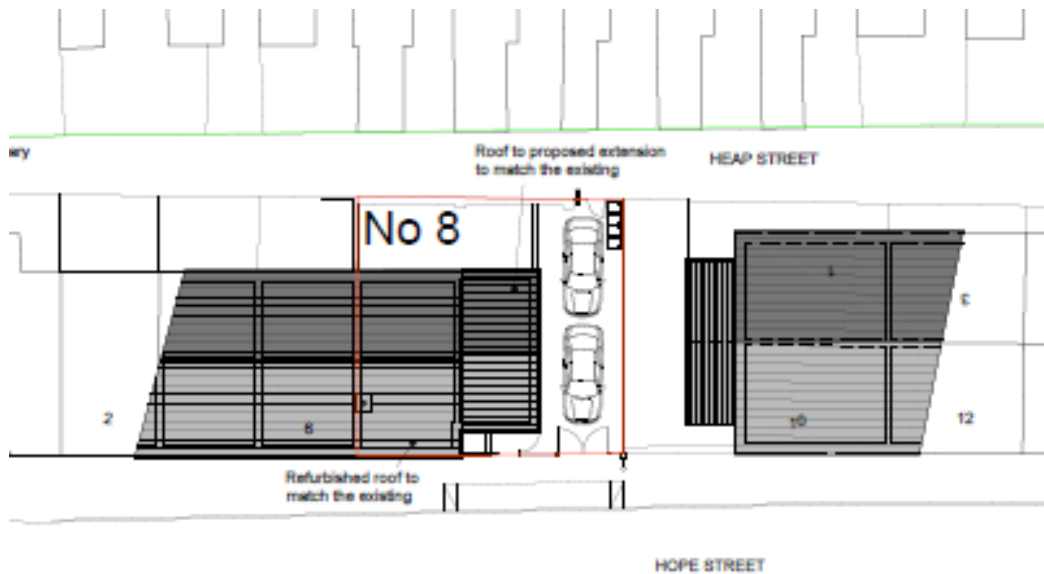
The proposed side extension would be set back from the front by 1.1m and would have a slightly lower eaves height and ridge height to the existing terrace. The existing chimney is indicated to be removed which in isolation would not have required planning permission. The proposed extension would be constructed in natural stone and natural stone roof slate to match the existing terrace.



The first floor window on the new gable elevation would serve the landing.

The remaining land to the side of the property would be used to create two tandem car parking spaces with gates to the front that would open inwards

Proposed car parking spaces



A new 1.6m high stone boundary wall would be erected to replace a concrete blockwork wall along the rear boundary of the plot fronting Heap Street.

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

E12 – Development in, or adjacent to, conservation areas

TM15 – Car parking standards

Burnley's Local Plan, Submission Document (July 2017)

SP5 – Development quality and sustainability

HS5 – House extensions and alterations

HE2 – Designated heritage assets

IC3 – Car parking standards

Site History:

None.

Consultation Responses:

LCC Highways

Object on the basis that the tandem pair of spaces should be 10m long with a wider gate opening (proposed length is 9.4m and gate opening is 2.1m). The dropped kerb should also be in line with the gate opening. [The applicant has been asked to improve the car parking layout to address these points and any comments on revised plans will be reported in late correspondence].

Worsthorne with Hurstwood Parish Council

It is noted that the work is required due to the dangerous structure but the car parking aspirations may not be realistic.

Publicity

One neighbour objection has been received from the occupier of a property to the rear of the application site. A summary of their objection is provided below:-

- Impact on privacy from overlooking
- Reduced sunlight due to overshadowing
- Should be single storey only.

Planning and Environmental Considerations:

Principle of proposal

There is no objection in principle to the improvement and extension of this dwelling within its curtilage within a primarily residential area. The main issues are considered below.

Impact on Conservation Area

Policy E12 of the local plan and Policy HE2 of the emerging local plan which is at an advanced stage seek to protect the special character of conservation areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confer upon local planning authorities a duty to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

The re-building of the front elevation is necessary due to the structural condition of the property and would be carried out using the same or matching local stone. The front door position would be re-located to the front of the extension where it would continue to provide a formal entrance. The proposed extension would appear subservient to the existing terrace row due to its recessed position and lower eaves and ridge height and would respect the natural materials of the original terrace. Its impact on the terrace and the Conservation Area would be less than significant. The proposal therefore would not significantly affect the special character and appearance of the Worsthorne Conservation Area.

Impact on residential amenities

Policy H13 of the local plan and Policy HS5 of the emerging local plan set out the criteria for assessing house extensions, in each case requiring proposals to safeguard the amenities of neighbouring properties. The interface distance between fronts of the properties on Hope Street would be maintained and slightly greater than the main dwelling due to a short set back. The new gable end elevation of the side extension would contain an upper floor landing window only which would have minimal impact on the privacy of the adjacent property on Hope Street.



Rear elevations of houses on
Gordon Street

An objection has been received relating to the loss of privacy to a property on Gordon Street from a new rear first floor bedroom window in the proposed side extension and to the impact of the extension on loss of sunlight. The proposed bedroom window would have an interface distance of approximately 13m from the main rear elevation of the facing terrace row which would be similar to the remainder of the terrace row. There would be some degree of overshadowing to this terrace row but this would be limited to due to the separation distance which would be consistent with the main terrace. The residential amenities would not therefore be significantly affected by the proposed development.

Impact on car parking

Policies H13 of the local plan and Policy HS5 of the emerging local plan require that proposals for extensions do not lead to an unacceptable loss of parking. In this case, the proposal involves creating off-street parking for the property from land at the side of the dwelling. LCC Highways has requested some modifications to the layout to ensure that two car parking spaces can be created in tandem whilst also allowing for the opening of gates. The applicant has been asked to provide this and an update on this matter will be reported in late correspondence.

Conclusion

The proposed re-building works and extension would not significantly affect the Worsthorne Conservation Area or residential amenities and would provide adequate parking subject to the provision of an amended layout to provide two satisfactory parking spaces.

Recommendation: Delegate decision to the Head of Housing and Development Control to approve subject to the receipt of an amended plan to provide a satisfactory parking layout and 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: 18-05-01, 18-05-11A and 18-05-10A, received on 1 June 2018.
3. The external walls and roof of the development shall utilise the existing natural stone and natural stone slate where applicable and stone and natural stone slate which matches the existing dwelling in terms of its type, size, shape, texture and colour.
4. The proposed car parking shall be constructed, surfaced and available for use prior to the approved extension being first brought into use.
5. The proposed gates fronting Hope Street shall open inwards into the site only and shall not at any time be permitted to cross the adjoining footway.

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. To ensure a satisfactory appearance to the development, having regard to its impact on the Worsthorne Conservation Area, in accordance with Policies H13, GP3 and H12 of the Burnley Local Plan, Second Review (2006) and Policies SP5, HS5 and HE2 of Burnley's Local Plan, Submission Document (July, 2017).
4. To ensure adequate parking to cater for the needs of the development, in accordance with Policies H13 and TM15 of the Burnley Local Plan, Second Review (2006) and Policies HS5 and IC3 of Burnley's Local Plan, Submission Document (July, 2017).
5. To prevent an obstruction on the public highway, in the interests of pedestrian and highway safety, in accordance with Policy H13 of the Burnley Local Plan, Second Review (2006) and Policy HS5 of Burnley's Local Plan, Submission Document (July, 2017).

JF
17/7/2018