

Application Recommended for Approval
Coalclough with Deerplay Ward

APP/2018/0279

Full Planning Application
Proposed dormer extensions to front and rear elevations
23 LABURNUM CLOSE BURNLEY

Background:

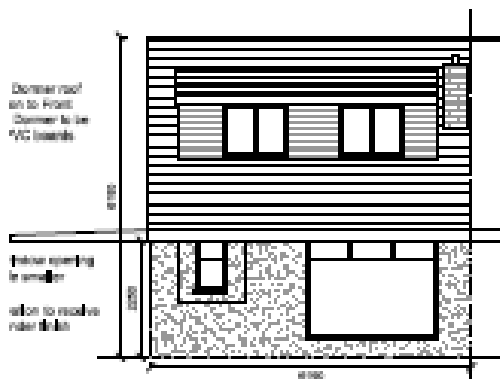
The proposal is to construct dormers to the front and rear of a semi-detached bungalow towards the end of a cul-de-sac of similar bungalow properties, situated within a primarily residential area off Coal Clough Lane.



The proposed dormers would occupy almost the full width of the roofspace but would sit well within the roof. The proposed dormers would be clad in white PVCu.

PROPOSED FRONT

PROPOSED REAR



Front (East) Elevation

Rear (West) Elevation

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

TM15 – Car parking standards

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

SP5 – Development quality and sustainability

HS5 – House extensions and alterations

IC3 – Car parking standards

Site History:

None.

Consultation Responses:

LCC Highways

No objections.

Publicity

A letter of objection has been received from an occupier to the rear of the application site. The letter state that the objection is on the grounds of a loss of privacy but that there would be no objection to the use of obscure glazing.

Planning and Environmental Considerations:

Principle of proposal

There is no objection to the principle of developing and improving the existing dwelling within its curtilage within a residential area. The property has sufficient off-street parking to cater for the proposed additional bedrooms (net increase in one bedroom) and has a similar appearance within the street scene to other neighbouring properties (see below).



As such, the main issue relates to the impact of the proposal on residential amenities.

Impact on residential amenities

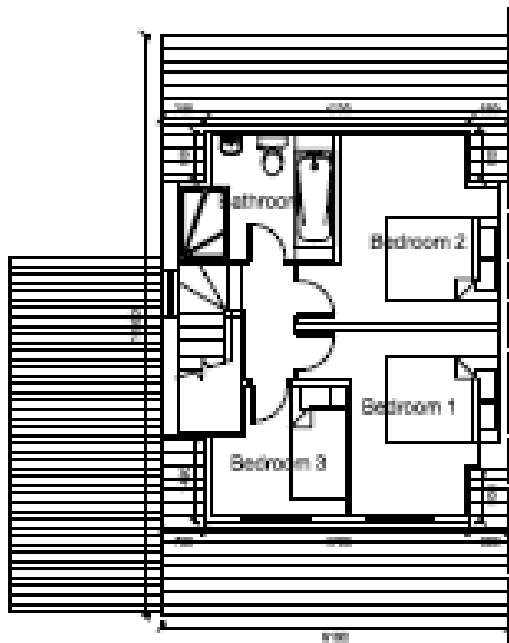
Policy H13 of the local plan and Policy HS5 of the emerging local plan set out the criteria for assessing house extensions, in each case requiring proposals to safeguard the amenities of neighbouring properties. The proposed front dormer is similar to

other dormer extensions within this cul-de-sac and would lead to any significant increased amount of overlooking. The objection that has been received relates to the potential overlooking into a rear private garden across the rear boundary of the site. The existing rear of the property creates no overlooking towards the property at the rear.



The proposed dormer to the rear requires planning permission due to the use of white PVCu cladding that is not of similar appearance to the materials of the existing roof. The proposed dormer would contain a bedroom and bathroom window.

Proposed first floor



First Floor Plan

The proposed bedroom window would be a distance of approximately 8m to the common rear boundary and would not cause overlooking into windows of the property at the rear. There would be views into the rear garden which is otherwise relatively private but these views would not be at close quarters and would only result in a level of overlooking that is generally acceptable within built-up residential areas. This would not therefore be sufficient grounds to refuse planning permission. The letter of objection suggests that the use of obscure glazing to overcome their concerns. The proposed bathroom window would be obscurely glazed but it would be inappropriate to require the use of obscure glazing in the rear bedroom window due to the poor level of amenity that this would afford in a bedroom.

Conclusion

The proposed dormer extensions are acceptable and would have an acceptable impact on their surroundings and on residential amenities.

Recommendation: Approve with 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: PI/02Dwg01, PI/02dwg05 and PI/02Dwg03, received on 13 June 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.

JF
17/7/2018