

**Application Recommended for Approval**  
Whittlefield with Ightenhill Ward

**APP/2008/0263**

Full Planning Application  
Proposed two-storey extension to rear  
1 LOWESWATER CRESCENT IGHTEHILL

**Background:**

This is a revised application following refusal of planning permission for a two storey extension over the garage, in October last year. The previous application was refused because the extension was within 12/13 metres of the rear windows of properties on Cumbrian Way and would be dominant and overbearing for the occupants.

The position of the proposed extension has been amended so that it is sited further away from the properties on Cumbrian Way.

Objections have been received to this application.



**Summary of Reason for Recommendation:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

**Relevant Policies:**

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

H13 - Extensions and conversion of existing single dwellings

TM15 - Car parking standards

## Site History:

APP/2007/0875 – Proposed two storey extension – refused

APP/2001/0548 – Proposed two storey extension – refused

## Consultation Responses:

Three letters from neighbouring properties have been received making the following objections:

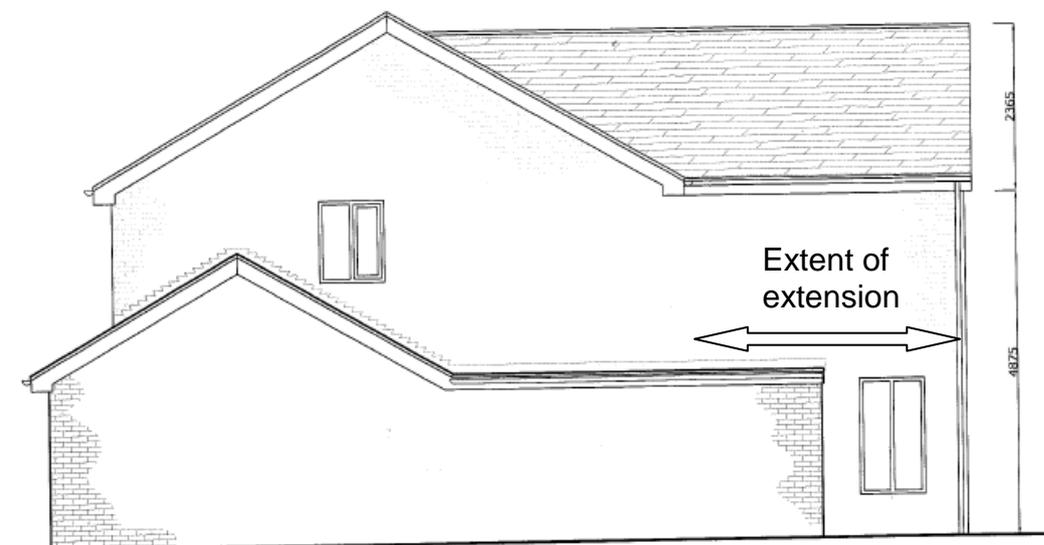
- Loss of light from living rooms and garden
- Conservatory will be overlooked
- The extension would take up rear garden space which would be out of keeping with adjoining properties.
- The extension would be dominant and overbearing, out of keeping in terms of size, scale and design

## Planning and Environmental Considerations:

Policy H13 of the Local Plan allows for extensions to dwellings where the proposal is in keeping with the house and surroundings in respect of scale, size, design and materials; where it would not affect residential amenity; visual amenity and the character of the locality; does not lead to unacceptable loss of open space or parking; and does not threaten highway safety.

### Design / Street Scene

The application property is a detached house situated in a residential cul-de-sac. The extension is at the rear of the property and extends the full width of the house (7.1metres), projecting back into the garden from the rear wall by 4.2 metres. The design and materials are in keeping with the house. It would be constructed in brick to match with a pitched tiled roof, with the ridge line set slightly lower than the existing house.

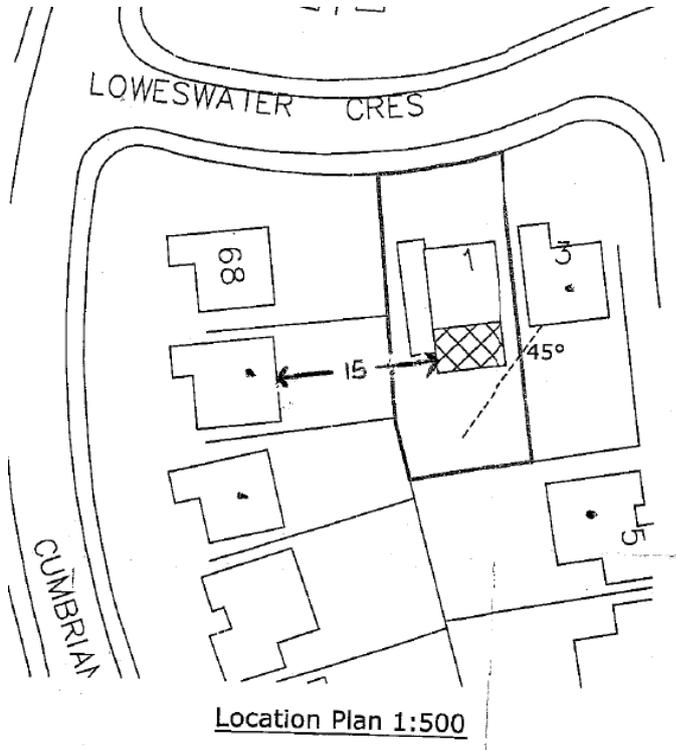


Proposed side elevation

The front elevation of the house would remain the same and as the extension is at the rear of the house it will only be visible in the street scene from limited viewpoints.

It would not have an adverse impact on the character and appearance of the area.

### Residential Amenity



No 70 Cumbrian Way has windows which directly face the side elevation of the extension but there would be 15 metres between these windows and the extension. This provides an acceptable standard of outlook from habitable room windows to a blank gable. There are no windows in the side elevation at first floor level, so privacy will not be compromised.

Facing windows are generally accepted as those within 45 degrees of each other. Windows in the rear of the extension will be more than 20 metres away from main windows within 45 degrees and in this respect privacy should not be affected significantly. Conservatories are not classed as habitable rooms.



The rear windows of No. 3 Loweswater Crescent would not be unduly affected. The extension does not encroach within 45 degrees of the outlook from the window.

There may be some minor loss of sunlight to windows on the west side of the extension in the early morning as the sun rises, but this would not be significant to warrant refusal of the application.

On balance the proposal satisfies the policies of the Local Plan. The extension would not have a significant impact on the character of the area and would not unacceptably impact on the amenities of nearby residents. Car parking is not affected, an adequate amount of garden space would remain and there are no other material issues to suggest that the proposal is unacceptable.

**Recommendation:** That planning permission be granted subject to the following conditions:

1. The development must be begun within three years of the date of this decision.
2. No additional windows shall be inserted into the gable elevations of the proposed extension.

### **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 that the privacy of the occupants of the neighbouring dwelling is not unduly affected, having regard to Policy H13 of the Burnley District Local Plan Second Review.

CMR  
03/06/2008