

## **Application Recommended for Approval**

Cliviger with Worsthorne Ward

**APP/2010/0255**

Full Planning Application

Extension to form dining room and utility at ground floor and loft conversion to create additional bedroom and erection of conservatory to rear

1 OXHEY CLOSE WORSTHORNE-WITH-HURSTWOOD

### **Background:**

An objection has been received.

### **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

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

### **Site History:**

None.

### **Consultation Responses:**

*Highway Authority* – Although the garage space will be lost there is parking space for 2 cars on the driveway, however in order to make the parking spaces accessible for 2 cars the gate pier at the right hand side of the driveway needs to be removed; this should be the subject of a condition if the application is approved.

*Neighbouring resident* – Has some concerns with regard to the proposals;

- Concerned about parking of vehicles due to the proposed extension as the drive is steep.
- The proportion of roof extension is an increase of 25%.
- Privacy will be affected for many residents in the area.

### **Planning and Environmental Considerations:**

The proposal involves an extension to form a dining room and utility room at ground floor and a loft conversion to create two additional bedrooms and a shower room. A conservatory to the rear is also proposed.

The main considerations are design/materials, privacy/outlook and parking.

*Design/materials* – The proposed side extension would be the same width as the existing dwelling and have a pitched gabled roof. The conservatory to the rear would

have a hipped roof. There would be a 1.2m gap remaining between the dwelling and the boundary fence for pedestrian access to the rear of the property.

The proposed materials are brickwork and concrete roof tiles to match the existing dwelling. The conservatory will consist of white upvc with concrete roof tiles and brick dwarf wall to match the existing dwelling.

The proposed design and materials are considered to be acceptable.



*Privacy/outlook* – Windows are proposed in the front elevation of the proposed side extension, roof lights are proposed to the front and back of the existing dwelling and extension. The proposed conservatory has windows on all three elevations.

The rooflights and window to the front elevation are not an issue.

No.2 Barnfield Avenue is set at an angle to no.1 Oxhey Close. At the rear of property on the boundary between nos. 1 Oxhey Close and no.2 Barnfield Avenue there is a fence and a hedge partway along; there is also a shed on the boundary in the garden of no.2 Barnfield Avenue. There are no windows proposed on the gable facing no. 2 Barnfield Ave. The extension is only single storey and it is considered that privacy and outlook will not be adversely affected.

Privacy and outlook are not considered to be an issue.



front



rear

## **Parking**

The existing garage space will be lost. There is however parking space on the driveway for 2 cars; this however cannot easily be accessed by 2 cars unless the right hand side gate pier is removed. A condition can be attached to ensure that the gate pier will be removed.

## **POLICY H13 - EXTENSIONS AND CONVERSIONS OF EXISTING SINGLE DWELLINGS**

Proposals to extend and convert existing residential properties will be permitted where:

1. the proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials (*The proposal is considered to be in keeping with the existing house*);
2. the proposal will not adversely affect -
  1. the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight (*outlook, privacy and daylight will not be adversely affected*)
  2. the visual amenity and character of the locality (*visual amenity/character of the area will not be affected*)
3. the proposal provides an adequate residential amenity for its occupants (*the proposal provides additional living accommodation for its occupants*);
4. the proposal does not lead to an unacceptable loss of private open space or parking space (*There is still adequate private open space and there will no loss of parking space although the existing garage space will be lost*); and
5. the proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users (*highway safety will not be threatened*).

## **Conclusion**

The proposed extensions are considered to be acceptable and in accordance with the Local Plan policies listed above providing that the gate pier to the right hand side of the driveway is removed in order to provide 2 easily accessible parking spaces

**Recommendation:** That the application be approved subject to the following conditions:

1. The development must be begun within three years of the date of this decision.
2. Prior to the demolition of the existing garage(s) the gate pier to the right hand side of the driveway at the front of the property shall be removed to facilitate easily accessed parking spaces for two cars.

**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. In the interests of highway safety and in accordance with policy H13 of the Burnley Local Plan Second Review.

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11/6/2010