

Application Recommended for Delegation
Queensgate Ward

APP/2012/0100

Full Planning Application
Proposed two storey extensions to dwelling
10 PRAIRIE CRESCENT BURNLEY

Background:

The proposal is to build two-storey extensions to the side and rear of the dwelling.

The applicant puts forward that the extensions are needed to provide extra accommodation so that he can care for his parents who are disabled and have been displaced by the clearance of their former home in Bramble Street.

Supporting information has been submitted by their doctor who confirms that they have illnesses which restrict their mobility in the home and that they have severe difficulty in accessing upstairs' facilities. The Housing and Neighbourhoods team also confirms that the parents were relocated due to clearance and that they had more appropriate facilities at their old home than are currently available in their new home.

The proposed extension to the side of the property measures 4.4 metres wide by 8.9 metres long. It provides for an additional living room, kitchen and a disabled shower room on the ground floor, with two additional bedrooms, one of which is en-suite, and a new separate bathroom on the first floor. The proposed first floor rear extension, over an existing ground floor extension, provides for the enlargement of two existing bedrooms, giving a total of five bedrooms in the property.

Position of two
storey extension



The applicant has been asked to amend the application, to reduce the size of the extension and to provide a more satisfactory parking arrangement.

Objections to the current proposal have been received.

Summary of Reason for Recommendation:

The development as currently proposed is not in accordance with the Development Plan, in particular the policies listed below. There is potential to amend the application to provide an extension which meets the policies of the Local Plan.

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

Consultation Responses in respect of the current proposal: (if an amended scheme is received, any further comments will be reported to Committee)

- 1 Lancashire County Council (Highways) - the proposal to extend the dwelling to create a 5 bed house would require a minimum parking provision of 3 vehicles. The proposed parking layout for three vehicles is unworkable and not of an adequate standard. It is recommended that the application be refused as it stands.
- 2 The Coal Authority - the proposal is within a coal mining are and if planning permission is granted it will be necessary for the applicant to be informed of the Coal Authority's standing advice in the interests of public health and safety (*a note can be included on the decision notice if permission is granted*).
- 3 Three letters from neighbouring residents have been received making the following comments:
 - The proposed extension will affect the outlook, views and light of the houses opposite. (*loss of view is not a material consideration*)
 - The size of the property is out of keeping with the rest of Prairie Crescent and the fact that the house is on an angle will magnify this.
 - Parking is already a problem and the planned parking could exacerbate the situation.
 - The proposal could affect highway safety
 - The loss of the garden walls and planting to accommodate the parking will spoil the look of the Crescent.
 - There is concern about the potential for a large property to be converted to flats or to rooms for let. (*A conversion of the property to flats or the use of the property for more than 6 individuals not living as a household would need further planning permissions which would be judged on their merits if the situation arose*)

Planning and Environmental Considerations:

An extension to the house is acceptable in principle and the Local Plan recognises that a self contained extension can often provide an ideal solution to caring for elderly or disabled relatives. The policies are sympathetic and supportive of such applications where there is a need and where the relevant policies of the Local Plan are satisfied.

Policy H13 of the Local Plan sets out that proposals to extend dwellings will be permitted where

- a. the proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials;

The property is a modest semi-detached dwelling in a residential area of similar properties. It is proposed to build the two storey side extension level with the existing frontage to a width of 4.4 metres, doubling the width of the front elevation.

The design, materials and detailing would match the existing dwelling, but having regard to its size and position, on one half of the semi, the extension would adversely impact on the overall appearance and symmetry of the pair of semis.

If the extension was set back at least 2 metres from the front elevation, the reduction in length would mean that the roof line could be set lower than the main ridge and, if the window detail was redesigned so that it did not repeat the main bay, the extension would appear subservient to the main dwelling and achieve a better balance with the pair.

The proposed rear extension would project from the back of the house by 3.5 metres and extend across the width of the house. The adjoining semi has a two storey extension extending the same distance out from the rear of the property. In itself the rear extension is acceptable in terms of scale, size, design and materials.

- b. the proposal will not adversely affect -

- i. the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight

The extensions will not affect the privacy, outlook or daylight of existing nearby properties to a significant degree.



The adjacent property at No. 8 has no habitable room windows in the side elevation.

The properties on the opposite side of Prairie Crescent, at Nos. 5 and 7, will face the proposed extension but they are more than 20 metres away. The privacy, outlook and daylight to main windows will not be affected significantly and there is already landscaping which limits outlook to some degree.



Nos 5 and 7 Prairie Crescent

ii. the visual amenity and character of the locality

Having regard to the position of the dwelling on a bend in the road there is sufficient space at the side of the dwelling to accommodate an extension without closing the gap to create a 'terracing' effect, even if the neighbouring property also proposed a side extension. However, an extension flush with the front elevation and extending a further 4.4 metres in width, would lead to the gable of the extension being overly dominant and creating a jarring effect on the appearance of the street scene to the detriment of the character of the locality.



If the extension was set back from the frontage of the house, it would reduce its impact so that it would address the corner more successfully. The width of the extension could also be reduced in order to allow the refuse bins to be stored at the rear of the house. As the application stands they would be stored at the front, to the detriment of the street scene.

The proposal to utilise the front garden and existing driveway as a parking area would also have an adverse impact on the character of the street, which is characterised by properties with pleasant front garden areas, generally landscaped and with a low front wall. The parking of three vehicles across the front of the dwelling would be detrimental to this character and if repeated could lead to a poor quality environment. A revised scheme should include high quality hard and soft landscaping.

c. the proposal provides an adequate residential amenity for its occupants;

The proposal is required to provide additional accommodation for elderly, disabled relatives, together with accommodation for the rest of the family. The extension currently proposes three living rooms, two kitchens and a shower room on the ground floor and five bedrooms, an en suite and two separate bathrooms on the first floor.

The internal arrangements could easily be rearranged if the extension is reduced in size and would still provide adequate accommodation for the needs of the applicant.

d. the proposal does not lead to an unacceptable loss of private open space or parking space; and

The private amenity space around the dwelling would be reduced in size as a result of the proposal but not to an unacceptable degree.

The proposed parking arrangements, indicating three car spaces at the front of the property, is unacceptable. There would have to be manoeuvring on the highway to allow cars to enter and leave the area, if all the spaces were occupied. The property is on a bend in the road and this could lead to problems of highway safety.

The Highway Authority requires the spaces to be perpendicular to the highway and be able to be accessed separately.

A reduction in the size of the extension would allow the parking area to be redesigned.

e. The proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users.

The extension does not affect visibility for pedestrians and road users.

The application as it stands is unacceptable for the reasons outlined above. The applicant has been asked to amend the application and is confident that the concerns can be addressed satisfactorily.

Recommendation:

If satisfactory amended plans which overcome the above concerns are received before the date of Committee, it is recommended that the application is approved subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in full accordance with the application details.
3. The car parking area for 3 cars, shown on the approved layout plan, shall be provided before the extension hereby approved is brought into use and shall thereafter remain available for the parking of vehicles in connection with the residential use of the dwelling.
4. All hard and soft landscape works shall be carried out in accordance with the approved details in the first planting season following completion of the 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 continued compliance with the Development Plan.
3. To ensure a satisfactory parking arrangement, in the interests of highway safety having regard to Policy TM15 and H13 of the Burnley Local Plan Second Review.
4. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings having regard to Policy H13 and GP6 of the Burnley Local Plan Second Review.

If satisfactory amended plans are not received before the date of Committee, the application should be refused for the following reasons:

Reasons

- 1 The proposal does not satisfy Policy H13 and GP3 of the Burnley Local Plan Second Review in that the proposed extension is of a size, scale and design which is inappropriate in this location. It would have an adverse impact on the character and appearance of the property and the surrounding area to the detriment of visual amenity.
- 2 The proposal would be detrimental to highway safety having regard to the layout of the parking area and the likelihood of manoeuvring on the highway at a bend in the road where visibility is restricted. This is contrary to Policy H13 and TM15 of the Burnley Local Plan Second Review