

Application Recommended for Approval
Lanehead Ward

APP/2013/0060

Full Planning Application
Proposed conservatory to rear of dwelling
1 CHINGFORD BANK BURNLEY

Background:

The proposal is to construct a conservatory at the rear of the semi-detached dwelling. It would measure 5 metres by 5.6 metres, 2.1 metres to eaves and 2.4 metres to ridge height.



Rear of 1 Chingford Bank

The property has previously been extended by a single storey extension projecting 4.75 metres from the rear of the house. The conservatory would be built onto the existing rear extension.

An objection has been received.

Summary of Reason for Recommendation:

Subject to restrictions relating to the finished level of the conservatory and the obscure glazing of the windows on the boundary, 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 in the Urban Boundary

GP3 – Design and Quality

H13 – Alterations and extensions to dwellinghouses

Site History:

APP/2003/0337 – Proposed 2 storey extension – refused Jun 03

APP/2003/0579 – Garden curtilage extension – refused – Aug 03

APP/2003/0742 – Proposed 2 storey extension – refused Oct 03

APP/2003/0764 – Garden curtilage extension – granted Oct 03
APP/2006/0362 – Single storey extensions to front and rear – granted Jun 06

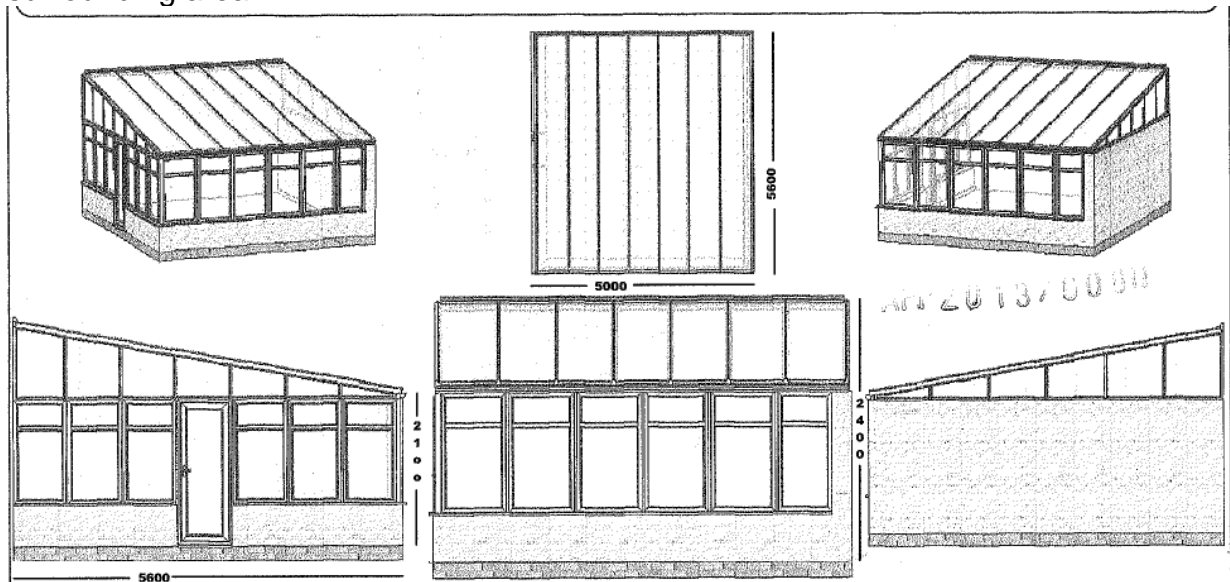
Consultation Responses:

- 1 One letter of objection from a neighbouring property has been received on the grounds that the conservatory will overlook the garden and invade privacy.

Planning and Environmental Considerations:

Policy H13 of the Local Plan allows for extensions to dwellings which are in keeping with the house and surrounding area; where they will not adversely affect residential amenity or have an unacceptable impact on private garden space, parking provision or highway safety.

The design and materials of the proposal are typical of domestic conservatories and in design terms are acceptable, in keeping with the dwelling and the character of the surrounding area.

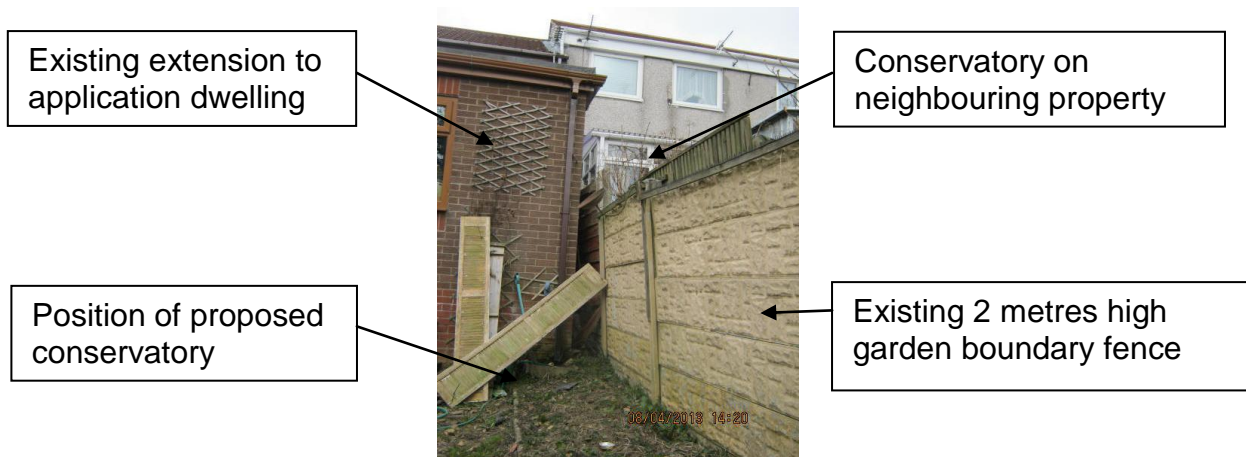


Style of proposed conservatory

The conservatory would take up the majority of the remaining garden area at the rear of the house, but the property has a side garden which would leave adequate amenity space for the dwelling. Parking provision remains the same as existing and highway safety is not affected by the proposal.

The main issue relates to the impact of the proposal on the residential amenity of the neighbouring dwellings.

The property at No. 2 Chingford Bank, the adjoining semi-detached house, has a small conservatory with windows adjacent to the boundary.



The ridge of the conservatory roof would sit just under the gutter line of the existing extension with a pitched roof falling to 2.1 metres at eaves height, very slightly above the existing fence.

There would be a triangular section of the conservatory which would be visible from No. 2 above the fence. However, the rear garden slopes down away from the rear of the properties and it is proposed to erect the conservatory at the lower level.

Provided that the conservatory was built to the lower level and all windows along the boundary were obscurely glazed, there would not be an unacceptable impact on the neighbouring house in terms of outlook or privacy. These matters can be dealt with by condition.

The properties on Marsden Road are set lower than the garden of the application property within 13 metres of the proposed conservatory, but the residents are unlikely to be significantly affected by a single storey building set at the lowest part of the garden because of the existing boundary screening and garages in the gardens of the properties.



Existing fencing and screening to boundary.

On balance the conservatory is acceptable and in line with the policies of the Local Plan.

Recommendation:

That planning permission be granted subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. The conservatory shall be constructed in accordance with the levels information submitted with the application.
3. All windows on the boundary of the property with No. 2 Chingford Bank shall be non-opening and glazed with obscure glass which shall thereafter be retained at all times to the satisfaction of the local planning authority.
4. The development shall be carried out in accordance with the application plans and details.

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. For the avoidance of doubt, to minimise any impact on neighbouring dwellings having regard to Policy H13 of the Burnley Local Plan Second Review.
3. In order to protect the amenities of the neighbouring residents, having regard to Policy H13 of the Burnley Local Plan Second Review.
4. To ensure continued compliance with the Development Plan.