

Application Recommended for Approval

Whittlefield with Ightenhill Ward

APP/2013/0119

Full Planning Application

Proposed two storey extension to side elevation and single storey extension to rear elevation of dwelling

14 LOWESWATER CRESCENT IGHTEHILL

Background:

An objection has been received to the proposal.

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 – The proposal is to increase the floor area of the existing property. The existing 2 garage spaces will be retained and there is no increase in the number of bedrooms. I would therefore raise no objection to the proposal on highway grounds.

Neighbouring resident (12 Loweswater Crescent) – The natural light to my lounge/living room is already reduced due to a very large tree in the garden of no. 14. The addition of the 4.4m brick extension topped by a tiled roof, will reduce even further the natural light in my living room, affecting my everyday lifestyle.

Planning and Environmental Considerations:

The property is a modern detached dwelling on a residential housing estate. The proposal involves the erection of a 2-storey extension to the side elevation and a single-storey extension to the rear. The existing conservatory is to be removed and a single storey garden room and extension to the kitchen erected at the rear of the property. The 2-storey side extension would provide a utility room and extension of the kitchen at ground floor level and an extension of 2 of the bedrooms (including an en-suite and dressing room) at 1st floor level.

Policy H13 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.

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

Design/materials

The proposed 2-storey extension to the side elevation would extend from back to front the same depth as the existing house and out to the side by 2.6m with a gap of 0.95m between the extension and the boundary with no. 16.

The single-storey extension extends across the full width of the house at the rear; part of it extends out by 4.4m (replacing the existing conservatory which is the same length) and part of it by 2m.

The style of the extension matches that of the existing dwelling with Tudor boarding. The proposed materials are brickwork and render (at the front) to match the existing dwelling for the elevations and concrete roof tiles also to match.

The design and materials are considered to be acceptable.



front of 14 Loweswater Close

no.16

Privacy/outlook

There are no habitable windows on the side elevation of no.16. No habitable room windows are proposed on either side of the extension (just a utility room window) which are adjacent to the boundaries with the next door properties. There are windows proposed on the rear elevations of the proposed extension and a window on the side elevation of the garden room which faces into the garden of the application property.



There is a window proposed at 1st floor level on the front elevation; this is in excess of 20m away from properties on the opposite side of Loweswater Crescent and therefore acceptable in terms of privacy/outlook.

The occupiers of no.12 Loweswater Crescent are concerned with regard to the possible loss of natural daylight to their lounge/dining room at the rear of their property. There is an existing conservatory on the rear of no. 14; the proposed extension would extend out by the same distance as the existing conservatory (4.4m). The 45 degree 'rule' is met in respect of outlook from the rear windows of no.12.

Privacy and outlook are not considered to be an issue.

Parking

There is an existing double garage and adequate parking for additional cars in front of the garage; parking is not therefore an issue.

LOCAL PLAN POLICY H13 - EXTENSIONS AND CONVERSIONS OF EXISTING SINGLE DWELLINGS states:

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 proposed extensions are considered to be in keeping with the surrounding properties [large detached properties] and 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 (*the extensions are considered to be acceptable in terms of privacy, outlook and light*)
 2. the visual amenity and character of the locality (*visual amenity and the character of the area will not be adversely affected*)
3. the proposal provides an adequate residential amenity for its occupants (*additional accommodation is being provided for the occupants of the dwelling*);

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 the off street parking spaces/garages will not be affected*); and
5. the proposal does not threaten highway safety through the obstruction of visibility for pedestrians and road users (*highway safety will not be affected*).

Conclusion

The proposed extensions are considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation:

Grant 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 accordance with the drawings listed above.

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 and to ensure that the development remains in accordance with the development plan.