

## **Application Recommended for Approval**

**APP/2013/0145**

Whittlefield with Ightenhill Ward

Full Planning Application

Proposed 2 storey extension (re-submission of APP/2012/0529)

61 BAMBURGH DRIVE BURNLEY

### **Background:**

This proposal was first submitted last year, but was withdrawn following an objection from the Highway Authority on the grounds of insufficient parking space. The application has now been re-submitted with additional information to overcome the objection.

No objections have been received at the time of writing. The consultation period expires on the committee date, 25<sup>th</sup> April, and any further representations will be reported at the meeting.

The application is on the agenda as the applicant is an officer of the Council.

### **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

### **Site History:**

APP/2012/0529 – Proposed two-storey extension to side of dwelling – Withdrawn

12/97/0051 – Erection of 8 detached; 18 semi-detached and 3 terraced dwellings –

Approved with conditions

### **Consultation Responses:**

1. Lancashire County Council (Highway Authority) – verbal response to confirm no objection

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

The application site is located on a modern residential estate, largely comprised of detached and semi-detached properties. The proposal is to construct a two-storey extension to the side elevation, set back from the front wall by one metre at ground floor level and 2 metres at first floor. The length of the extension will be 9.5m at ground floor level (8.5m at first floor), and it will extend 2.4m beyond the rear wall.



The main issues are design/materials; car parking and impact on adjoining dwellings and on the surrounding area.

The extension will be in keeping with the existing dwelling in terms of scale; design; window style and roof pitch. The materials will be facing brick and concrete roof tiles to match existing.

The parking requirement for a 3-bed property is 2 spaces. One space can be provided on the existing driveway, in front of the proposed extension and a further one is shown to be created on the existing small lawn to the front of the main dwelling. Although the lawned area will be lost, planting will be carried out on either side of the parking space to compensate for this. The Highway Authority is therefore satisfied that the required parking standard is met.

There are no properties to the rear of the application site. To the front is the gable of no. 44 Bamburgh Drive. The only window in this gable is a small window in the upper floor which is obscurely glazed, so there are no privacy issues between these properties. The adjoining semi, no. 63 is not adversely affected in terms of either light or outlook as the extension extends only 2.4m beyond the rear wall and is 4m away from the boundary. The proposal complies with the 45 degree code.

The extension will be 0.7m away from the boundary with no. 59. However, the only window in the gable of that dwelling is a small window on the upper floor which is obscurely glazed (see photo below). There will therefore be no adverse effect on privacy for the occupants and, as the extension will only be 2.4m beyond the rear wall, it is sufficiently far away from the windows of no. 59 not to affect light or outlook.



**No 61**

**No 59**

In terms of impact on the surrounding area, two-storey side extensions built right up to the boundary can have an adverse impact by creating a terracing effect and reducing the space around the houses. To avoid this impact, it is recommended that extensions are set in from the boundary and set back from the front wall. In this case, the extension will be set in from the boundary by 0.7m and is set back from the front wall by a metre at ground floor level and 2m at first floor. This is considered sufficient to ensure that the extension will not harm the character of the surrounding area.

**Recommendation:** 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. The additional car parking space shall be completed in accordance with the submitted drawing within three months of the substantial completion of the extension hereby approved and shall thereafter be retained as a parking space for use by occupants of the dwelling..
3. The development hereby approved shall be carried out in accordance with the submitted drawings.

**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 the proposal does not lead to an unacceptable loss of parking space, in accordance with policy H13 of the Burnley Local Plan, Second Review.
3. To ensure continued compliance with the policies of the Burnley Local Plan, Second Review.

SMB  
13/03/2013