

**Application Recommended for Approval**  
Rosegrove with Lowerhouse Ward

**APP/2013/0155**

Full Planning Application  
Proposed 2 storey extension to side of dwelling  
38 HEATHER BANK BURNLEY

**Background:**

It is proposed to build a two storey extension to the side of the property. Previous applications have been refused and appeal against the last application was dismissed.

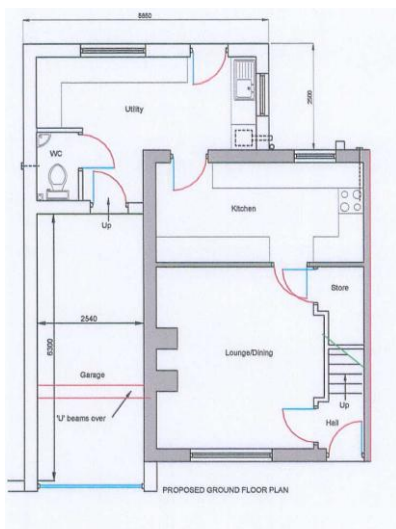
The application has been amended and the current proposal is a resubmission in an attempt to overcome the reason for refusal.

The existing garage to the side of the dwelling would be replaced by the new extension which would extend 2.8 metres from the side of the house and would be 10.5 metres long at ground floor, extending 2.5 metres beyond the rear wall.

The first floor would be set back from the main front wall of the house by 1.5 metres to enable the ridge line of the extension to be lower than the main ridge.



Application property fronting Heather Bank with existing garage at ground floor.



Proposed plan



Proposed front elevation

## 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

TM15 - Car parking standards

## Site History:

APP/2012/0213 – Proposed two storey extension to side of dwelling – Refused. Appeal lodged but not progressed.

APP/2012/0433 – Proposed 2 storey extension (re-submission of APP/2012/0213) – Refused. Appeal dismissed

## Consultation Responses:

- 1 Lancashire County Council (Highways) – the proposal has no highway implications. The existing garage space is retained and there is an additional off-street space.
- 2 One letter from the neighbouring property has been received making the following comments:
  - It will take light from No. 36
  - It will invade privacy as it will overlook No. 36.
  - The appearance and character of the properties would be spoilt

## Planning and Environmental Considerations:

**Policy H13** of the Local Plan sets out that extensions to houses will be permitted where the proposal :

- would not adversely affect amenity of neighbouring properties

The amenities of neighbouring properties are not significantly affected by the proposal. The extension would not impact on privacy, light or outlook of neighbouring dwellings. The extension would not fall within 45 degrees of the outlook from the neighbouring windows at No. 36 Heather Bank or 40 Heather Bank. The nearest houses on Venice Avenue are approximately 25 metres away.

When the Inspector considered the appeal against the refusal of the previous extension, he concluded that there would not be an unacceptable impact on the amenities of No. 36. The current proposal has no greater impact than that considered by the Inspector.

- provides a satisfactory residential environment for its occupants and neighbours

The proposal encroaches into the rear amenity space of the dwelling but not to a significant degree and there would still be generous amenity space remaining. The residential environment would not be adversely affected.

- provides adequate refuse disposal facilities

The existing arrangement for refuse disposal will not be affected.

- provides safe and convenient access for vehicles and pedestrians and appropriate car parking space.

The car parking arrangements are as existing with a single garage and one parking space on the drive. The extension would provide two additional bedrooms which would lead to the requirement for another car parking space to fully comply with standards. However, there is on-street parking and the property is close to a bus route. The Highway Authority is satisfied with the parking arrangements.

- *is sympathetic to the character and appearance of the building and its locality*

This has previously been the main area of concern and the reason that previous applications have been refused.

Heather Bank is characterised on the eastern side by rows of terraced houses grouped in 3 blocks of four properties and 1 block of six properties. On each of the terraced blocks, the end property has been designed with a single storey garage which projects slightly forward of the front wall of the dwelling. This results in a pair of garages forming a break of approximately 5.5 metres at first floor level between each terrace.



Between 38 and 36



Between 30 and 28



Between 16 and 18



View along terrace

This break serves to divide the terrace into separate identifiable blocks and prevents each block from merging to give the appearance of one long terrace. It is important to preserve this break in the terraces to protect the character and appearance of the area.

The projecting garage at ground floor level serves to break up the terrace to some extent and it is now proposed to set the extension back away from the front main wall by 1.5 metres (2.3 metres from the front of the garage). This set back from the front elevation would allow the roof line to be set lower and the extension would then appear subservient to the main dwelling. It would also maintain a visual break in the terraces in keeping with the original design concept.

On this basis the proposal would not have an unacceptable impact on the street scene and is in line with the policies of the Local Plan.

### **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 approved 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. To ensure continued compliance with the Development Plan.