

Full Planning Application  
Proposed single storey rear extension  
6 BUTTERMERE ROAD WORSTHORNE

**Background:**

The proposal is for a single-storey extension to the rear of the property.

An objection has been received.



*Location of proposed single storey extension to rear*

**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:**

1 neighbour letter objecting on the following grounds:

- Concerns with regard to the depth of the extension from the rear of the property.
- The extension would take away natural light from my property

- The extension would spoil the view from my property (*not a material planning consideration*)
- The existing rainwater pipes would need modifying

The consultation period expires on 28 August 2008. Any further comments will be reported at Committee

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

The proposal is to erect a single-storey extension to the rear of the property.

The proposed extension would project 3.7m from the main rear elevation of the property and would have a width of 4.4m. It would have a lean-to roof, measuring 2.45m to the eaves and 3.9m to the ridge. A small decking area is proposed immediately after the extension, with steps leading down to the remainder of the garden, which is set at a slightly lower ground level. The decking and steps do not require planning permission.

The main issues to consider are materials / design and residential amenity.

The proposed extension would be constructed from brick plinth to match existing with render finish above, also to match existing. Grey coloured Redland Stonewold tiles would be used for the roof, in addition to two velux rooflights. These materials are appropriate and, along with its straightforward design, are acceptable.

No. 8 Buttermere Road directly adjoins the application site to the eastern side. This property has an existing single-storey extension to the rear. The proposed extension would only extend beyond this neighbouring extension by 1.2m. As a result, residential amenity would not be adversely affected.

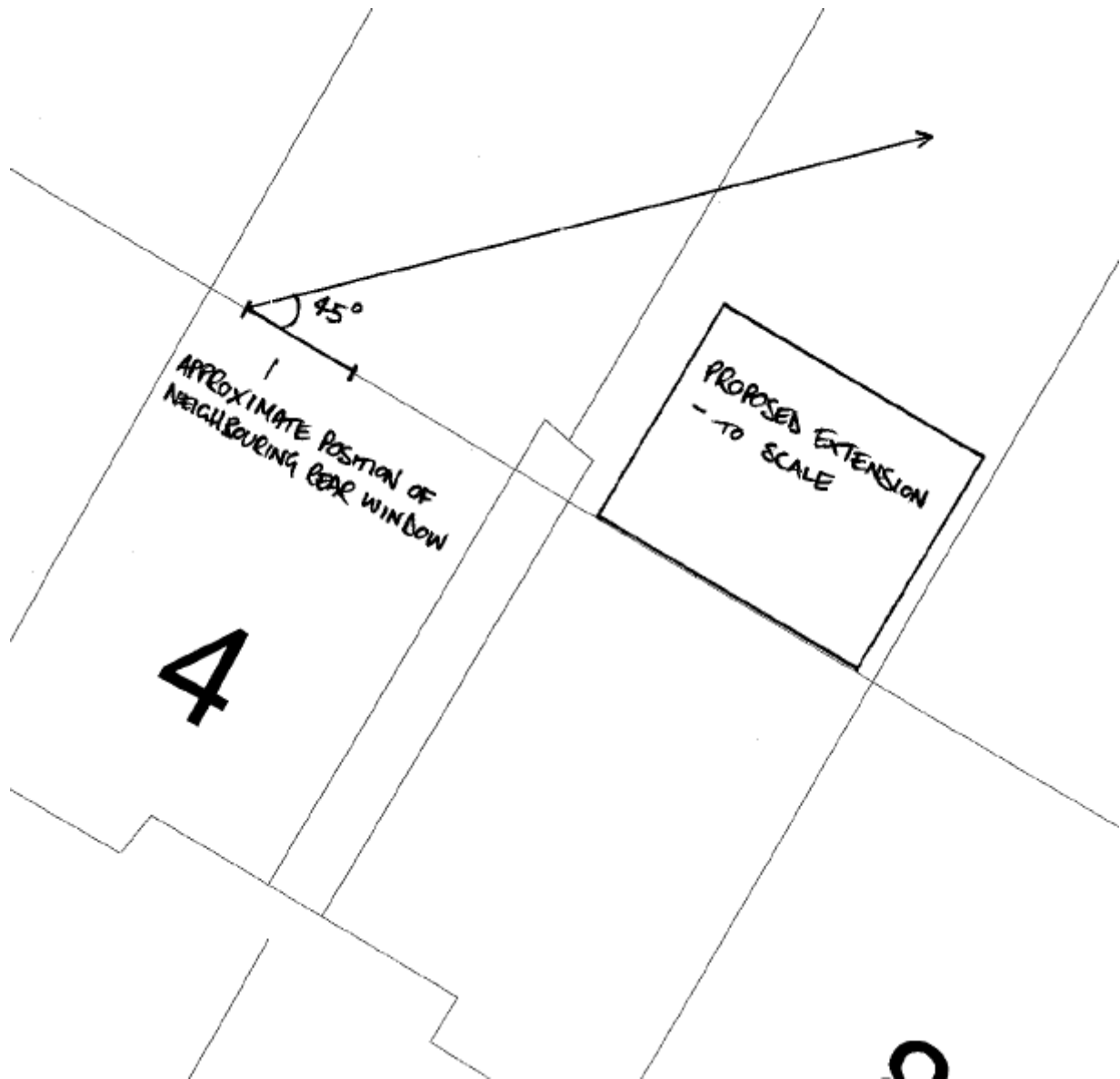


No. 8 Buttermere Road



No. 4 Buttermere Road

No. 4 Buttermere Road lies to the western side of the application site. The occupier of this property has objected on the grounds that the proposed extension would take away natural light to the rear window. By applying the 45° rule to the extension, it would not encroach within 45° of the outlook from this neighbouring window. It can be concluded that this neighbouring rear window, at ground floor level, would not lose a significant and unacceptable amount of light or outlook as a result of the extension. There are no windows proposed to the side of the extension facing this neighbouring property and therefore privacy would remain unaffected.



There are no properties to the rear of the application site and residential amenity from this perspective is therefore not an issue. Because the proposed extension is at the rear, it would also not affect any properties to the front on the opposite side of Buttermere Road.

Garden space to both the front and rear would remain. The proposal would not result in an unacceptable loss of private open space.

The proposal is in accordance with the above Local Plan policies and is considered acceptable.

**Recommendation:** That planning permission be granted subject to the following condition:

The development must be begun within three years from the date of this decision.

**Reason**

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.

BS  
19/08/2008