

Application Recommended for Approval

Cliviger with Worsthorne Ward

APP/2012/0515

Full Planning Application

Proposed single storey extension to side elevation

37 HURSTWOOD LANE WORSTHORNE-WITH-HURSTWOOD

Background:

The proposal relates to the extension of a semi-detached bungalow in the rural area.

No objections have been received at the time of writing. The consultation period expires on 4th January and any responses 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 Decision:

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

GP2 - Development in the Rural Areas

H13 - Extensions and conversion of existing single dwellings

Site History: None**Consultation Responses:**

1. Lancashire County Council (Highway Authority) – The development does not increase the number of bedrooms and the parking space on the drive is sufficient for the development. Therefore raise no objection on highway grounds.

Planning and Environmental Considerations:

The site lies within the rural area and policy GP2, although not specifically referring to house extensions, would not prevent the modest extension of existing dwellings.

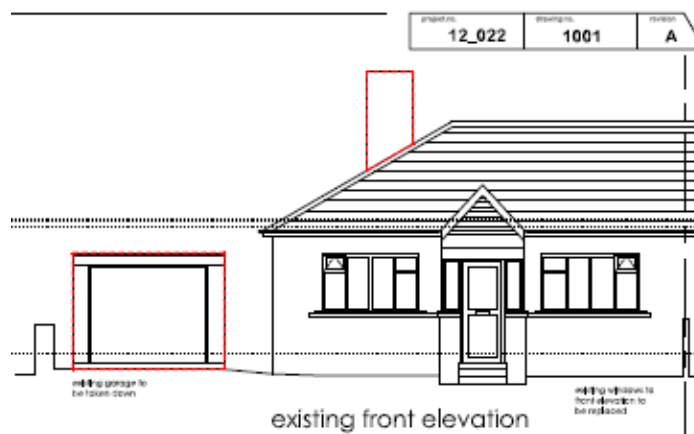
Policy H13 states that proposals to extend existing dwellings will be allowed where extensions are in keeping with the existing house; do not adversely affect the residential amenity of neighbouring properties or the visual amenity of the area; and does not lead to an unacceptable loss of parking space or threaten highway safety.

The proposal is to extend the dwelling by 3.5m to the side, and for the full depth from the front of the house, to the end of the existing kitchen, and includes removal of the existing garage.



Existing dwelling

The dwelling is constructed of block and render (cream coloured) with a grey slate roof and red ridge tiles and the extension will be constructed in matching materials. The design will also match the existing dwelling with the same roof pitch and window details. As the property is semi-detached, consideration must be given to the symmetry of the pair of dwellings. The proposal will affect the symmetry to some extent in that extending no. 37 will result in this property having a longer roofline and front wall. In some cases, setting the extension back by about a metre overcomes this problem, but in this case, as the bungalow has a hipped roof and a rear roof section at right-angles to the main one, it would result in a complicated roof design that would detract from the overall design of the building. The adjoining property has a garage extension to the side elevation, although it has a simple lean-to roof and the main roof of the dwelling has not been continued above it. On balance, the proposal as it stands is the best design solution for the extension.



Existing front elevation



There are no dwellings to the rear, to the front or to the side on which the extension is proposed. As the development will not extend beyond the existing rear wall, there will be no impact on the adjoining property.

Although the garage will be removed, there will still be a parking space on the driveway. There is also scope for parking outside the property and to make an additional space within the garden should the applicant require further parking. The Highway Authority is satisfied with the parking arrangements and raises no concerns on highway safety grounds.

The proposal is therefore acceptable and in line with the local plan policies.

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 development hereby approved shall be carried out in accordance with drawing nos. 1001A and 1002A, received on 4th December 2012.

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 policies of the Burnley Local Plan, Second Review.

SMD
17/12/2012