

Application Recommended for Delegation

APP/2012/0311

Lanehead Ward

Full Planning Application

Erection of two/three storey extension to rear of dwelling to provide bedroom, sitting room and playroom

110 MARSDEN ROAD, BURNLEY

Background:

An objection has been received. Amended plans have been requested to overcome some of the reasons for the objection.

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

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Site History:

98/0360 – Demolition of existing garage and construction of new lean-to adjoining garage – granted.

01/0360 – App to fell one tree covered by the Burnley (Marsden, Burnley) TPO1972 – c/c.

07/0072 – Proposed conversion of existing garage to kitchen, dining room and first floor extension to create 2 bedrooms – granted

07/0430 – App to fell one tree and prune six trees covered by the Burnley (Marsden, Burnley) TPO 1972 – c/c.

08/0595 – App to fell beech tree covered by the Burnley (Marsden Burnley) TPO 1972 – c/c

10/0021 – Proposed extension to side of dwelling over existing sitting room – refused

10/0385 – Proposed single-storey extension to provide sitting room to side of dwelling (re-submission of 10/0021) - granted

Consultation Responses:

Neighbour – Objects to the proposals for the following reasons:

- The size of the extension is out of scale with the existing and neighbouring properties both in terms of height and overall size. Within the last few years the property has already benefited from a sizeable 2-storey extension.
- The proposal is out of keeping with the visual appearance of the area.
- The extension will block daylight to the bedroom and living room.
- The extension will limit the view from the living room.
- The extension will infringe the privacy in both the home and garden.

- The construction process presents potential hazards in the form of building dust, noise pollution and movement of heavy machinery.

Planning and Environmental Considerations:

The proposal involves the erection of a 2/3 storey extension to the rear of the semi-detached dwelling. The dwelling has been substantially extended in the past with a large 2-storey extension to the side and approval was granted for a single-storey extension to the side of that in Aug 2010 (this has not as yet been built).

The extension would provide a playroom at basement level, a study and sitting room at ground floor level and 2 x bedrooms at 1st floor level.



front of dwelling - 2-storey extension approved 2007

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

Design/materials

The proposed rear extension is 3 storeys in height and the proposed materials are facing brick, render and pebble-dash to match the existing dwelling with second hand slates for the roof to match the existing. The extension would have a gabled roof.

The extension would extend out by 4m and be 5.6m in width.

The design and materials are considered to be acceptable.



rear of 112

rear of 110 Marsden Road

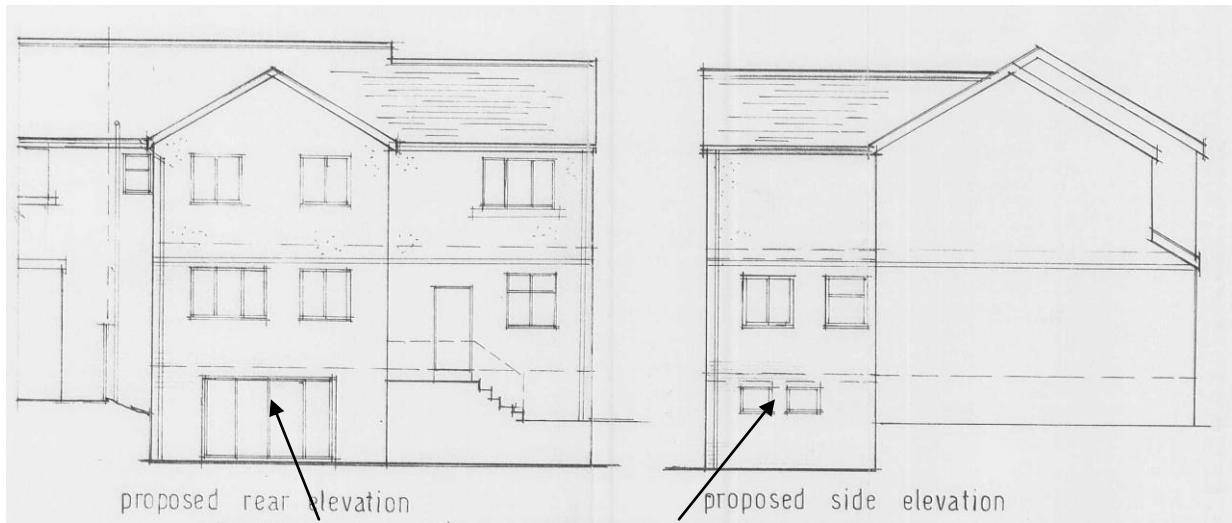
Privacy/outlook

The extension would be approx. 0.9m from the boundary with the attached semi. This adjacent semi has habitable room windows on the rear elevation which are just over 1m from the boundary. When the 45 degree rule is applied to the ground floor window the extension extends out by 0.9m further than is acceptable. Outlook/daylight would therefore be affected which would be contrary to policy H13 of the Local Plan.

The applicant has been asked to reduce the extension so that it extends out by 3m or the alternative is to remove the top (1st) floor of the extension and leave it at 4m. Either of these two options would comply with the 45 degree rule.

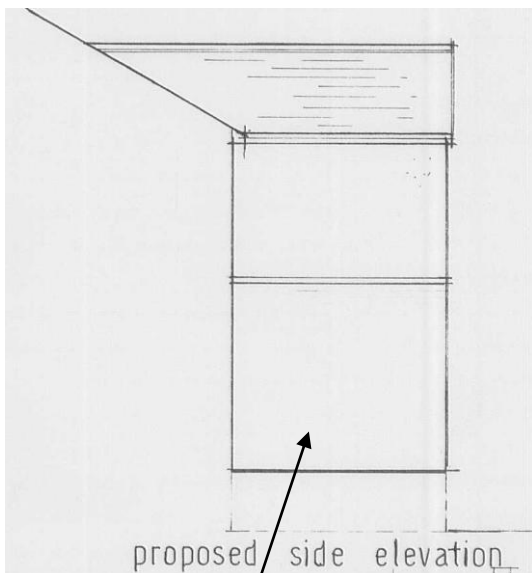


The applicant has agreed to remove the top (1st) floor of the extension rather than reduce the size of it by 1m. We are awaiting amended plans.

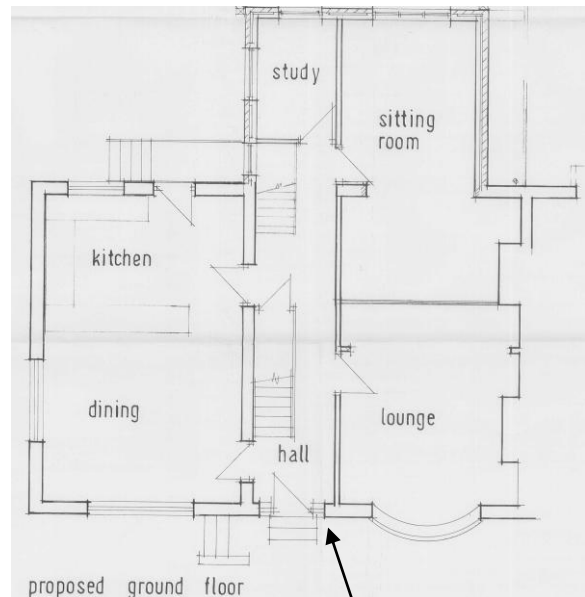


rear elevation as proposed

side elevation as proposed (facing into the garden)



proposed side elevation (facing 112 Marsden Road).



proposed ground floor layout

There are no windows proposed on the side elevation of the extension at ground floor level which is adjacent to the adjoining semi. Windows are proposed on this side elevation at basement level; however they will not affect privacy for the adjoining semi as there is a wall/fence on the boundary between the properties. Privacy would therefore not be an issue.

Conclusion

The proposal should be acceptable and in accordance with the Local Plan policies once the top (1st) floor has been deleted; dependant on details.

Recommendation:

That the Head of Housing and Development be delegated to approve the application providing that a satisfactory amended plan is submitted with the top floor of the extension removed.

Conditions proposed:

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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.