

Application Recommended for APPROVAL

APP/2012/0474

Rosehill with Burnley Wood Ward

Full Planning Application
Erection of single storey porch
136 GLEN VIEW ROAD BURNLEY

Background:

The application is for the erection of a small porch to the front of the property and the development has begun.



No objections have been received. The application is on the agenda as the applicant is a member 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

GP3 – Design & Quality

H13 – Extensions and Conversions of Existing Single Dwellings

Site History: None

Consultation Responses: None

Planning and Environmental Considerations:

The application site is within the urban boundary where development is expected to be located, in line with **Policy GP1**

Policy H13

- ***The proposal is in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials;***

The proposed porch measures 2.6m in width and 2.2m in length. It would have a lean-to roof with an overall height of 2.7m to the ridge. The materials comprise brick dwarf wall finished in render, uPVC framework for windows, door & roof. These materials are in keeping with the application property and surrounding area which is considered to be acceptable.

The design of the porch fits well with the frontage of the dwelling and is in keeping with its overall appearance and character.

- ***The proposal will not adversely affect the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight;***

The porch would have an external floor area of approximately 5.7m². It will extend only 2.2m out from the front of the property and will be over 2m in from the boundary, so will not have any adverse impact on the adjoining property in terms of privacy or outlook and will not lead to a loss of daylight. There are no other properties close by which may be affected by the proposal.

- ***The proposal provides an adequate residential amenity for its occupants;***

The proposal seeks to improve the residential amenity of the occupants and would not cause any undue harm to the existing living conditions.

- ***Open space;***

The property enjoys a large garden area and the proposed porch would not lead to any unacceptable loss of private open space.

- ***Highway safety;***

The proposal does not threaten highway safety & does not affect car parking spaces.

The proposal is in accordance with the above local plan policies and is considered to be acceptable.

Recommendation:

That planning permission be granted subject to the following conditions:

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 the drawings received on 7 November 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. For the avoidance of doubt and in the interest of proper planning