

**Application Recommended for Delegation**  
Briercliffe Ward

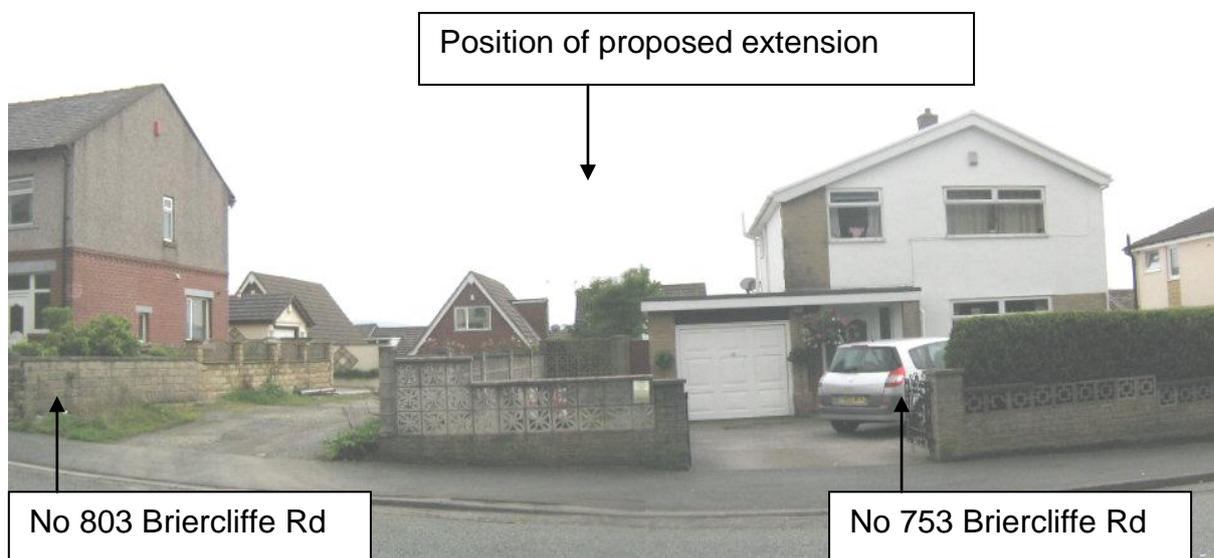
**APP/2008/0558**

Full Planning Application  
Proposed erection of two storey extension  
753 BRIERCLIFFE ROAD

**Background:**

The application is to erect a two-storey extension at the side of a detached dwelling on Briercliffe Road. There is an existing single storey attached garage which would be removed. The new extension would provide a garage, utility room and play room on the ground floor, with two bedrooms at first floor level.

An objection has been received.



**Summary of Reason for Recommendation:**

Providing satisfactory amended plans are received, the development would be 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:** TP9923 – Erection of three dwellings – granted

## Consultation Responses:

One letter from a resident on the opposite side of Briercliffe Road has been received objecting on the grounds that the proposal will be detrimental to the neighbourhood, with the loss of garden space and the partial closing of the gap which distinguishes between the detached properties and an adjacent row of terraced houses.

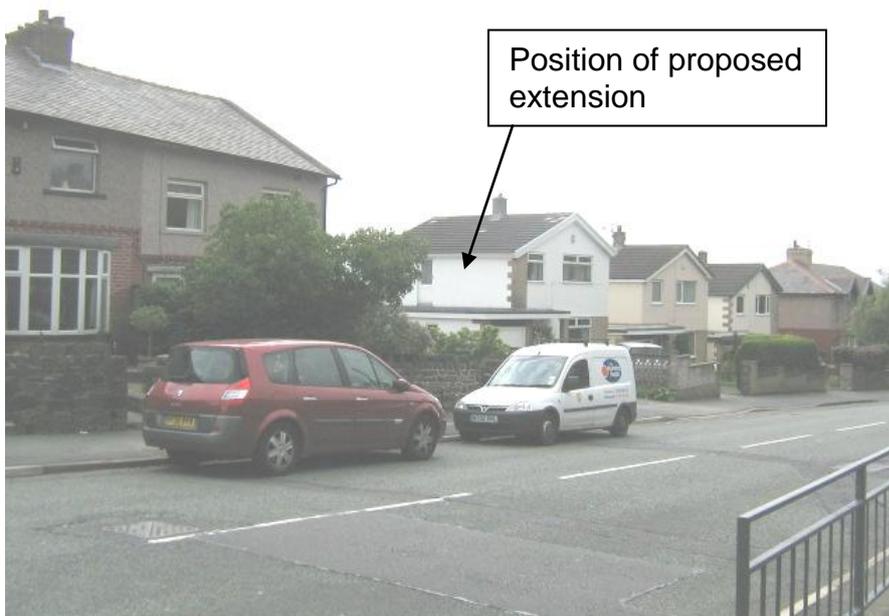
## Planning and Environmental Considerations:

Policy H13 of the Burnley Local Plan sets out that extensions to existing dwellings will be permitted providing the proposal is in keeping with the existing house and surrounding buildings with regard to scale, size, design and materials; it will not adversely affect the residential amenity of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight; it will not adversely affect the visual amenity and character of the locality; it will provide adequate residential amenity for its occupants; it does not lead to an unacceptable loss of private open space or parking space; and it does not threaten highway safety.

The main issues for this application relate to the size and scale of the extension, its impact on the character of the area and its impact on the residential amenity of the surrounding residents.

The design and materials of the extension are acceptable and in keeping with the existing building. There will be no significant impact on the highway, parking or access, which will remain as existing.

### Size, scale and impact on character and appearance of the area.



The existing dwelling is a detached house with an attached single storey garage, one of three similar properties built in the late 60's. The single storey garage would be demolished and a two-storey extension would extend from the side of the house, towards the boundary with the adjacent side street. There are a number of large properties and a variety of styles, along Briercliffe Road, and an appropriate large

extension to this house would not necessarily be out of scale or keeping with the character of the area.

However, the extension of the size proposed does dominate the original building and it would benefit from being reduced so that it was more in proportion with the scale of the existing dwelling. As it is proposed, the resulting building would be overly dominant and it would reduce the quality of space around the dwelling to the detriment of the visual character of the area.

If the width of the extension was reduced by around 1.5 metres, to leave meaningful space between the boundary and the gable, and the roof was hipped back to reduce its overall impact, the extension would be more in proportion with the original house and it would be less dominant in the street scene. The applicant has been asked to consider this option.

### Front Elevation

Existing



Proposed



----- suggested amendment

### Residential Amenity

The residential amenities of the properties at the rear of the site on Westbury Avenue will not be significantly affected. The extension is 23 metres away from the main windows of the nearest house on Westbury Avenue. The adjacent property, across the side street, at 803 Briercliffe Road has windows in the gable elevation facing the gable of the extension. If the applicant agrees to reduce the proposed extension by 1.5 metres, the gable would be around 10 metres away from the windows of No. 803. As these are not main habitable room windows this is acceptable. No objections have been received from the occupiers of the property.



No 803 Briercliffe Road – side gable

The proposal is for a large extension to the house and in its present form is unacceptable in that it would dominate the existing house and have a detrimental impact on the quality of the street scene. If it is reduced by 1.5 metres and the roof design changed to a hipped roof, its impact would be reduced and it would be acceptable, in line with the policies of the local plan.

**Recommendation:**

That the Head of Planning and Environmental Services be delegated to grant planning permission for the extension subject to the standard condition below, providing amended plans are received which show the extension reduced in size by approximately 1.5 metres and the design of the roof amended to a hipped roof.

**Conditions**

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

**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.

CMR 18/08/2008