

Application Recommended for Delegation
Whittlefield with Ightenhill Ward

APP/2010/0003

Full Planning Application

Proposal to extend width of balcony and erect privacy screen to side
63 IGHTEHILL PARK LANE BURNLEY

Background:

The application involves the alteration of a previously approved balcony, including increasing its width and the erection of a privacy screen to the side.

An objection has been received.



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:

APP/2007/1046 – Proposed balcony to rear of dwelling (Approved)

Consultation Responses:

1 letter of objection

- If the full length balcony were to be allowed it would still impact on our privacy and a large privacy screen would simply add to the overall size of the extension, effectively increasing the depth of the oppressive wall we look onto by a further 1.5m

The objector has raised other issues that are in relation to the previous applications at this property – these are being dealt with separately.

Planning and Environmental Considerations:

The proposal is to increase the width of the balcony so that it reaches the corner of the rear elevation and the gable elevation. A privacy screen would be added to the side of the balcony nearest to no. 65 Ightenhill Park Lane. The balcony has a depth of 1.5m and the width increase of 2.5m would result in a total width of 6.9m.

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

Initially, the proposed balcony screen would have comprised timber panelling. However, on reflection, the applicant has been asked to investigate the use of obscure glazing as opposed to timber panelling, as this would prove to be more acceptable aesthetically. Amended plans are to be submitted but have not yet been received at the time of completion of this report. Provided that the amended plans to be submitted are satisfactory, the materials and design of the balcony alterations will be acceptable.

No. 61 Ightenhill Park Lane is the second property in this semi-detached pair. The balcony 'extension' will be constructed away from the boundary with this neighbouring dwelling and as such there would be no change in relation to residential amenity between no's 61 and 63 Ightenhill Park Lane.

To the north of the application site lies no. 65 Ightenhill Park Lane. In relation to the previous balcony application, the balcony was removed from the corner of the application property and thus away from no. 65, in the interests of privacy. The increase of width of the balcony is counterbalanced by the introduction of the privacy screen. Were the balcony to be extended without the privacy screen, the resultant loss of privacy would have been unacceptable. However, because the privacy screen would be in situ, the balcony extension bears no effect on the privacy of no. 65 as it will remain hidden behind the privacy screen. As such, there would be no loss of privacy.

In response to a concern that the privacy screen will further reduce outlook, given that it would be at first floor level only, its impact on the outlook from the rear of no. 65 would, in my view, be minimal.

There are no properties to the rear of the application site and as such residential amenity from this perspective is not an issue.

The proposal will be in accordance with the above Local Plan policies and be acceptable provided that satisfactory amended plans are received.

Recommendation:

Subject to the receipt of satisfactory amended plans replacing the proposed timber panelled privacy screen with obscure glazing, that the Head of Planning and Environment Services be delegated to approve the application subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.
2. The proposed privacy screen shall be retained at all times unless prior written approval from the Local Planning Authority is received.

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. In the interests of privacy between no's. 63 and 65 Ightenhill Park Lane, in accordance with policy H13 of the Burnley Local Plan Second Review.

BS 17/03/2010