

Application Recommended for Approval

Coalclough with Deerplay Ward

APP/2008/0537

Full Planning Application

Proposed demolition of existing sectional concrete garage and construction of new detached garage to match existing house

THE DINGLE ROCK LANE HABERGHAM EAVES

Background:

The application is for the erection of a detached garage to the side of the property. An existing garage would be demolished.

No objections have been received. The application has been brought to the Development Control Committee for consideration because the applicant is a Burnley Borough Council employee.



Proposed garage to side of property (to replace existing)

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 and Quality

H13 - Extensions and conversion of existing single dwellings

Site History:

None

Consultation Responses:

None

Planning and Environmental Considerations:

The proposal is to erect a detached garage to the side of this semi-detached dwelling, replacing an existing concrete sectional garage.

The proposed garage would measure 5.6m in width and 6m in depth. It would have a pitched roof, measuring 2.2m to the eaves and 3.95m to the ridge.

The main issues to consider are materials / design, residential amenity and impact, if any, on the streetscene.

The proposed garage would comprise facing brick to its lower part, to match the existing property, with cement rendered concrete blockwork for the remainder. The roof would comprise interlocking, smooth grey concrete roof tiles. The materials would reflect the external appearance of the existing property and its standard design is also acceptable.

Because the proposed garage would be positioned to the side of the dwelling, and would not protrude either the front or rear elevations, the residential amenity of the neighbouring property would remain unaffected.



Position of proposed garage (to replace existing)

Neighbouring property

Whinn Scarr, a detached property, lies to the northwestern side of the application site. There appears to be a garden room or conservatory near to the boundary with the application site. However, this neighbouring property is on a higher ground level than the application site and the proposed garage would be only slightly higher than the existing garage. Any loss of light or outlook would be negligible and there would be no loss of privacy.

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

To the front of the application site, on the opposite side of Rock Lane, lies the gable of no. 24 Moseley Road and nos. 19 and 21 Rock Lane. The proposed garage would be screened from these neighbouring properties to the front by the existing large hedge. The proposed garage would not extend beyond the front of the dwelling alongside, and the residential amenity of the neighbouring properties to the front would not be adversely affected.

The proposed garage would be visible when passing on Rock Lane. The increase in ground level would mean that the garage would be more prominent. However, the proposed garage would be of good appearance, reflecting the external appearance of the dwelling alongside, and it would not be unduly prominent. The proposed garage would not cause detriment to the streetscene.

There would be sufficient space for one car within the garage, in addition to off-street parking space for at least one car on the driveway area. The proposed garage would not threaten highway safety.

Garden space to the front and rear would remain. The proposed garage would therefore not result in an unacceptable loss of private open space.

The proposal complies with the above Local Plan policies and is considered acceptable.

Recommendation: That planning permission be granted subject to the following conditions:

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

Reasons

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.

BS
05/08/2008