

Application Recommended for Approval
Brunshaw Ward

APP/2016/0072

Full Planning Application
Proposed 2 storey dormer extension to side elevation
17 SPRINGWOOD ROAD BURNLEY

Background:

The proposal is to construct a single storey extension to the side of the semi detached house.

The property is a corner plot at the junction of Springwood Road and Deer Park Road.



Frontage to Springwood Road

No objections have been received.

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

TM15 - Car parking standards

Article 35 Statement

The application as submitted was in accordance with the local plan policies and the National Planning Policy Framework and there was no need for any negotiation with the applicant.

Site History:

APP/2003/0001 – Demolition of garage and erection of new garage – granted

APP/2012/0085 – Demolition of garage and erection of new garage - granted

Consultation Responses:

Lancashire County Council (Highways) – The proposal raises no highway concerns, therefore no objections are raised.

Planning and Environmental Considerations:

It is proposed to build a single storey extension to the side of the dwelling. There would be a dormer type extension at the rear of the extension.



Proposed extension to side

Policy H13 of the Local Plan permits proposals for extensions to existing dwellings where they are in keeping with the existing property and surrounding area; do not have an adverse impact on residential amenity, lead to parking issues or loss of amenity space.

In terms of design, the extension is single storey and subservient to the main pair of semis. The dormer extension to the rear is not a traditional treatment but dormers are a feature of the surrounding area. Whilst they are not a feature on this type of property, it would be difficult to resist the proposal having regard to the other dormers in close proximity and that it would be on the rear elevation of the dwelling. The rear of the dwelling is visible in the surrounding area because the house is situated on a junction with Deer Park Road, but it is not overly prominent because of the position of the adjacent house. The materials match the existing dwelling being of render with a tile roof which are acceptable in this location



Position of extension

No neighbours are affected in terms of privacy or outlook. There would be adequate garden space remaining and the parking arrangements are 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 permitted shall be carried out in accordance with the following approved plans: Drawing nos. 2 of 3, 3 of 3 and 4 of 4 received 19 Feb 16. Drawing no. 1 of 3 received 24 Feb 16.

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. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.