

Full Planning Application
Proposed shower room
63 COLBRAN STREET, BURNLEY

Background:

The proposal involves the erection of a small shower room (for a disabled person) attached to the kitchen at the rear of the dwelling.

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

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:

None.

Consultation Responses:

None received.

Planning and Environmental Considerations:

The dwelling is a mid-terraced property within a predominantly residential area. The proposal involves the extension of the single-storey kitchen out as far as the back yard wall in order to provide a shower room for a disabled person.

The main considerations are design/materials and privacy/outlook/daylight.

Design/materials

The proposal involves the erection of a single-storey extension attached to the existing single-storey kitchen. The extension would be the same width as the existing kitchen i.e. 2.7m and extend out by 2.3m from the existing kitchen i.e. extending out as far as the back yard wall.

The roof would be pitched gabled and be 3.85m to ridge height and 3m to eaves height. The existing kitchen roof ridge is higher than the proposed extension roof. The ridge of the roof of the extension is at right angles to the existing kitchen.

The proposed materials are render for the walls and concrete roof tiles. The existing kitchen is rendered; the main elevations are stone with a blue slate roof. Providing that the roof tiles are of a similar colour to the existing slate roof the proposed materials are considered to be acceptable.

The majority of the other properties in this row have single-storey extensions at the rear which extend out as far as the back street.

The proposed extension is considered to be acceptable in terms of design and materials.



rear of 63 and 65 Colbran Street



rear of 61 and 63 Colbran Street

Privacy/outlook/daylight

Most of the other dwellings in this terrace have single-storey kitchen extensions that extend out as far as the back street. The proposed extension would also extend out as far as the back street with a window on the elevation which faces into their own back yard.

The extension would be 3.85m to ridge height and 3m to eaves height. The extension is consistent with other extensions on the rear of the terraced row; although some of the other extensions have flat roofs. The extension will not have any detrimental effect on 65 Colbran Street. 61 Colbran Street has a single-storey kitchen extension with a window facing the proposed extension. A kitchen is not classed as a habitable room window and it is usual for kitchen extensions to be extended out as far as the back street therefore although outlook from the kitchen window would be to be slightly affected (there is a back yard wall on the boundary between the two properties), this is not considered to be an issue. With regard to the living room window at the rear of 61 Colbran Street daylight will be slightly affected, however it is normal practice for terraced properties to have single-storey kitchen extensions to be built out as far as the back street.

Privacy/outlook and daylight are not considered to be an issue.

Recommendation:

Grant 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 no: C.S 63/1A, C.S 63/2, C.S63/3, C.S63/4 received 4 Oct 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.