30th October 2025

The Planning Department
Burnley Borough Council

Our ref: LJG395
Your ref: -

By email only

Dear Sir/Madam,

PROPOSED EXTENSION TO DWELLING
12 BERKSHIRE DRIVE, BURNLEY

I am pleased to submit this full planning application on behalf of my client, Ms G Greenwood, seeking permission for extensions and alterations to an existing dwelling at 12 Berkshire Avenue, Burnley.

The application has been made via the Planning Portal (PP-14445541) and this supporting statement sets out why consent should be granted.

Site description

The application site comprises semi-detached dwelling located on a small cul-de-sac, accessed via Middlesex Avenue. The immediate surroundings are predominantly residential in nature and characterised by a mix of bungalows and two storey dwellings, finished in a combination of render and red brick to the walls, under grey slate and tile roofs.



Figure 1 – site location

Planning history

The dwellings along Berkshire Avenue appear to have benefitted from various permissions to extend over a number of years and this is evident within the street scene.

Of primary relevance this submission at no.12 is an earlier refusal (ref – HOU/2024/0571) in January of this year. The decision cited three areas of concern:

- Lack of sufficient off-street parking;
- Loss of privacy due to the position of side facing windows; and
- Loss of privacy due to the projection of the proposed raised patio/balcony

In preparing this resubmission, the views of the Council were sought in order to ensure that the aforementioned matters could be satisfactorily addressed through appropriately designed amendments.

Following a provisional review of a revised scheme, the feedback was positive and this revised submission is made accordingly.

Proposals

The proposals seek to erect a part two two storey, part single storey extension to the side and rear of the dwelling. Internally this would provide for an enlarged kitchen, dining and lounge area, with WC at ground floor, along with the creation of a third bedroom and reconfigured family bathroom at first floor.

Additional parking capacity is also to be provided within the front garden area, providing space for two cars.

Following advice from the Council's officers, it is not intended for the raised balcony area to project any further than the existing, lawful elevated patio area, in order to allay any concerns regarding overlooking.

The materials proposed are intended to match those of the host property.

Policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.

For the purposes of this application, the development plan comprises the Burnley Local Plan (adopted July 2018). The site lies within the settlement boundary and of no other particular designation, as shown in the Policies Map excerpt below.

In light of this, the principle of extensions to domestic properties is acceptable, subject to an assessment of all relevant, site specific matters.

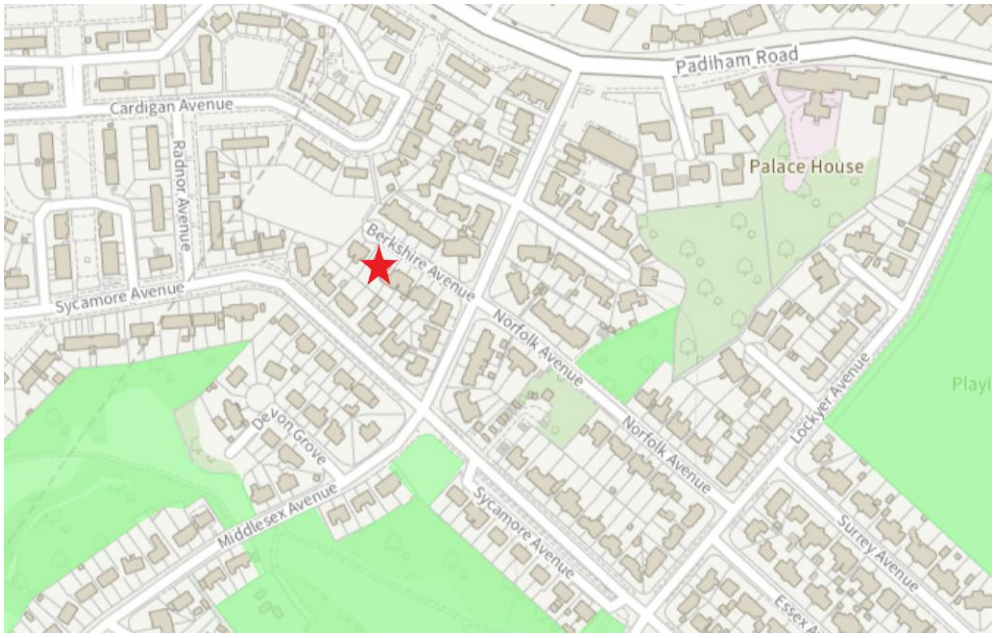


Figure 2 – Local Plan map excerpt

The following policies of the Local Plan are therefore engaged in assessing a proposal of this nature:

- **Policy SP1** sets out the Council's approach to sustainable development, which reflects the requirement of the Framework. Proposals which accord with the relevant policies of the Local Plan should be approved without delay unless material considerations indicate otherwise.

- **Policy SP5** seeks to secure high standards of design, construction and sustainability in new development, with due consideration given to matters of design, layout, appearance, accessibility and energy efficiency amongst others.

- **Policy HS4** outlines the requirement for new housing development to provide functional outdoor space, be laid out to ensure rooms receive adequate levels of light and achieve suitable levels of separation between properties.

- **Policy HS5** requires extensions and alterations to dwellings to be well designed; subordinate to the host property; respectful of architectural detailing and use of materials, protect the privacy/amenity of neighbours; provide sufficient parking and retain appropriate levels of amenity space.

- **Policy IC3** details the adopted parking standards within Appendix 9 of the Plan. Dwellings with 3 bedrooms are expected to provide 2 spaces.

In addition to the above, the Council's **Residential Extensions SPD** contains further advice with regard to householder development.

Appraisal

This resubmission must be considered in the context of the earlier refusal and the matters of concern raised in reaching that decision. The officer's report for that application confirmed the following:

- That the principle of development was acceptable;
- That the overall form, massing and design of the proposed extension would be subservient to the host property and cause no harm to the street scene;
- That the proposed use of materials would be acceptable;
- That the proposed raised patio would have an adverse impact on the privacy of neighbours, as would the side facing window; and
- That insufficient parking provision would be provided within the plot.

The proposals have been revised in order to directly address the previous reasons for refusal and the views of the Council sought prior to making this resubmission. For ease of reference, each of the earlier concerns will be addressed, in order, below:

Reason 1 - Off-street parking provision

In response to the feedback from LCC Highways, 2 off-street parking spaces are now to be provided within the curtilage of the dwelling, as shown on drawing no's A0.2 and A1.2.

This matter is therefore satisfied and the development would be compliant with Policy IC3 of the Local Plan.

Reason 2 – impact of the side facing window

The original scheme included secondary windows to the newly formed gable elevation, facing toward the neighbour at no. 14.

The officer's report advised that *"the proposed window on the side elevation serving lounge 2 would lead to significant overlooking of the property and rear garden at No.14 Berkshire Avenue, exacerbated by the difference in land levels".*

This matter was discussed with the Council and it was agreed that a suitable compromise would be for the windows to be retained but obscurely glazed. This would allow the rooms within the extension to receive good levels of natural light, whilst also protecting the privacy of neighbours.

A suitably worded condition can control this matter in perpetuity, therefore the issue is satisfactorily resolved and the scheme presents no conflict with Policies HS4 or HS5 in this regard.

Reason 3 – impact of the raised patio

The dwelling already benefits from a raised patio area, immediately adjacent to the shared boundary with no. 14. This arrangement is not uncommon for dwellings on this side of Berkshire Avenue due to the relatively significant level differences between the front and rear of the dwelling.

The earlier scheme proposed that this elevated area be extended and project further into the garden, which officers considered would result in unacceptable overlooking.

In light of this the revised proposals retain the existing line of the deck area and in this regard the relationship with the immediate neighbours is unaltered. As such there are no associated amenity issues and the development would be compliant with Policies HS4 and HS5.

Conclusion

There are no other material considerations or policy changes which have arisen since the earlier decision which would alter the assessment of these revised proposals.

Summary

This revised application is made, following consultation with the Council, to directly address the reasons for refusal cited in decision reference HOU/2024/0571 .

It has been demonstrated above that all previous concerns have been addressed and the development is now wholly compliant with the relevant provisions of the Burnley Local Plan. Additionally, no material considerations have been identified which would prevent the development from coming forward as set out.

Accordingly, planning permission should be granted.

Yours sincerely

Lee Greenwood MA MRTPI
LJG Planning Consultancy