



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 8th May 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

COMMITTEE REPORT – BRIERFIELD AND REEDLEY COMMITTEE (8th May 2018)

Application Ref: 18/0044/HHO

Proposal: Full: Retain single storey extension to rear (Part-Retrospective).

At: 42 Quakers View, Brierfield

On Behalf of: Mr Heap

Date Registered: 13 March, 2018

Expiry Date: 07 May, 2018

Case Officer: Christian Barton

Application referred to committee due to 3 objections being received.

Site Description and Proposal

The application site is a two storey, semi-detached property located within the west of the settlement boundary of Brierfield. The property sits on Quakers View, a residential cul-de-sac lined with properties of similar styles and frontages. The house is surrounded by residential properties to three sides with open countryside located to the southwest. The reconstituted stone built property under a concrete tiled roof has white uPVC doors and windows and garden areas to the side (north) and rear.

The application involves the retention of an unauthorised single storey extension to the rear of the house used as a dining room. The development has a footprint of 5m x 4.4m with a total pitched roof height of 3.8m. The extension currently has concrete block elevations with concrete roofing tiles and white uPVC doors and windows. Render was yet to be applied to the extension at the time of the site visit.

Planning History

No relevant planning history.

Consultee Response

Brierfield Town Council – No comments received.

Public Response

Comments have been received from neighbours regarding;

- Loss of privacy
- Loss of trees/natural screening from previous garden works
- Disruption during the construction phase/noise
- Issues concerning flooding/water logging
- Burning of garden waste in smoke control zone.

Officer Comments

The main considerations for this application are any potential impacts on residential amenity, the design and local protected trees.

The relevant Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) policies are:

- CS Policy ENV1 seeks to protect and enhance the natural and historic environment and sets out the requirements for development proposals.
- CS Policy ENV2 sets out general design principles, historic environment and climate change.

Other policies and guidance's are also relevant:

- The Design Principles Supplementary Planning Document (SPD) applies to extension and sets out the aspects required for good design.

1. Impacts on Amenity

The development has been constructed to the rear of the property running parallel with a neighbouring conservatory at number 44, found to the south of the site. The conservatory is 3m in length with the extension at number 42 having a length of 5m. No adverse impacts on the living conditions of the occupants of number 44 would arise from the scheme based on this with the design of the extension complying with the guidance of the adopted Design Principles SPD. Views from the windows of the extension are confined to open countryside to the west and the properties on Jewel Holme to the north, no effects on the privacy of the properties to the south are brought about from the proposal.

10, 12, 14 and 16 Jewel Holme are found to the northwest of the site and are separated 28 - 31m from the development. No effects on the living conditions of the occupants of those houses would arise from the scheme based on this level of separation. Concerns have been raised regarding privacy losses from the windows inserted on the north elevation of the extension exasperated by tree removal from within the site. Minimum distances of 21m are advised in the adopted Design Principles SPD between directly facing main habitable windows with the above properties falling beyond of this threshold by some margin. As such no adverse effects on the privacy of the neighbours to the northwest of the site would result from the scheme, this is acceptable.

2. Design and Materials

Domestic extensions should be designed in way that is appropriate in relation to other neighbouring properties in terms of aspect, design and scale. The design of the extension is subservient to the original structure in terms of massing and roof height. Adequate amenity space within the rear garden of the property would be left available for the storage of bins, seating etc.

Materials to complement the existing dwellinghouse and the appearance of the area are proposed however no specific details of the render to be used for the walls development have been provided. An appropriate condition is to be attached to the approval based on this in order for this aspect of the build to be controlled and the visual amenity of the area preserved.

3. Trees and Landscaping

A Tree Preservation Order grouping (TPO/No1/2002 – G1) is located within the site once containing a mixture of broadleaved trees. No adverse impacts would arise from the extension for the trees that remain as part of the grouping with their Root Protection Zones being well separated and unhindered from the development.

Concerns have been raised associating the tree removal with an increase in local surface water flooding and privacy losses. The removal of trees from within the site has been undertaken as part of previous domestic garden work. Although the activity has arguably had an impact on the seclusion of the area, previous works to trees are ultimately separate to this planning application and they cannot be factored into the decision making process.

Summary

The proposal seeks to retain an unauthorised single storey extension to the rear of the property used as a dining room. The scheme is suitable in terms of the impacts on neighbouring properties with the design also being appropriate for the age and style of the property. No adverse impacts on the protected trees of the area arise from the scheme.

The proposal is therefore acceptable in this location and complies with Policies ENV1 and ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) and the Design Principles Supplementary Planning Document.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal is acceptable in terms of design and materials and would not unduly adversely impact on amenity. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

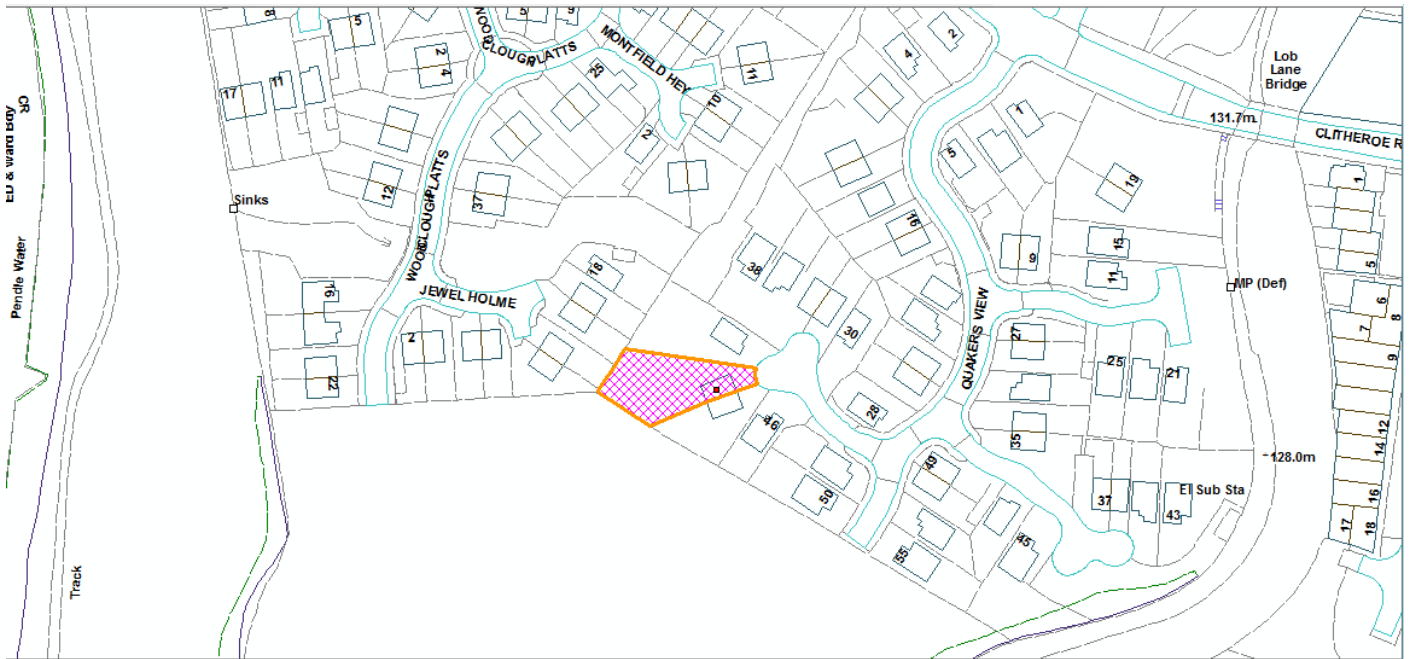
Subject to the following conditions;

1. The development hereby permitted shall be carried out in strict accordance with the following approved plan: Proposed Floor Plans and Elevations (Drawing Number 1 – Amendment A).

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Notwithstanding any indication on the approved plans or application forms, prior to the application of render to the extension hereby authorised, samples of the colour and type of render to be used for the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 27th April 2018