



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 3rd JULY 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE – 3rd July 2018

Application Ref: 18/0343/HHO

Proposal: Full: Demolition of conservatory and erection of two-storey extension to side (south).

At: 30 Edge End Avenue, Brierfield

On Behalf of: Mrs Fauharun Nisa

Date Registered: 14 May, 2018

Expiry Date: 09 July, 2018

Case Officer: Christian Barton

Referral to Committee: Call-in by Councillor

Site Description and Proposal

The application seeks to erect a two-storey extension to the side of 30 Edge End Avenue, Brierfield.

The dwelling is a semi-detached property situated on a corner plot. It is surrounded by residential neighbours to all sides with the relief of land falling from east to west. The scheme involves the demolition of a conservatory and glasshouse to allow for the extension along with the creation of useable parking spaces.

The site is within the settlement boundary of Brierfield and has no special designations as part of the Pendle Local Plan.

Planning History

No relevant planning history.

Consultee Response

LCC Highways - The Highway Development Support Section does not have any objections regarding the proposed demolition of the conservatory and erection of a two-storey extension to the south side at the above location.

Brierfield Town Council - No comments received.

Public Response

3 comments have been received from neighbours objecting on the following grounds;

- The size and scale of the extension
- Implications for existing building lines
- Loss of garden areas and openness
- Increased parking requirements
- Loss of privacy

Officer Comments

The main considerations for this application are the design, impacts on residential amenity and highway safety.

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

- CS Policy ENV2 sets out general design principles, historic environment and climate change.

Other policies and guidance's are also relevant:

- Saved Replacement Local Plan Policy 31 that sets out the parking standards for developments.
- The Design Principles Supplementary Planning Document (SPD) applies to extension and sets out the aspects required for good design.

Paragraph 64 of the National Planning Policy Framework (NPPF) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This paragraph is unqualified. If a development is poor in design it should be refused.

The policy background of the scheme is principally contained with Policy ENV2 of the Pendle Local Plan requiring good design. The Design Principles SPD provides further clarity on what is an acceptable design in relation to neighbouring properties and the street scene.

1. Design and Visual Amenity

The SPD states that two-storey extensions should be designed to avoid having an overbearing effect or cause loss of light or privacy for neighbours. In relation to corner plots careful attention should be paid to the design of two-storey extensions ensuring sufficient distance is maintained to side boundaries to preserve the character of the surrounding area whilst also respecting existing building lines. The width of the extension must also not exceed half the width of the house.

It generally requires two-storey side extensions to be set back by 1m from the front elevation with a corresponding lowering of the roofline. This guidance may be relaxed if there is irregular or staggered arrangement of dwellings as part of the street scene. Extensions should also be set in 1m from the side boundary, have a pitched roof to match the dwelling and should also not impinge on adjacent neighbouring windows.

The proposed extension would have a width of 5.5m, a depth of 8.5m and stand 7.8m in height. There is no level of setback from the front elevation nor is the ridge of the extension set down from that of the house by any level. It is set off the side boundary and highway (Marsden Drive) by only 0.65m at two-stories.

Concerns have been raised from neighbours relating to the massing of the scheme. In this instance the proposal seeks to significantly extend a modestly sized semi-detached property in order to create a two-storey addition with an almost identical footprint to the original house. This changes the form and massing of dwelling considerably that is of detriment to existing character of the row of dwellings. Given the sites prominent position within the street scene on a corner plot, the scheme would also be of detriment to the setting of the wider area. The proposal would add a disproportionate extension to a modest, prominently located property and the design is unacceptable.

It is noted that two-storey side extensions have been approved at 1 and 2 Edge End Avenue. The front elevation of both of these schemes aligns with that of the house and there is also no lowering of the roofline. The schemes at numbers 1 and 2 are set within larger grounds than the site however and have two-storey elevations set 2m off the south boundary. Based on this, the proposal and adjacent previously approved schemes are materially different and have been assessed as such.

Concerns have been raised with the Applicant in relation to the design however no structured response to the issues has been as of yet received. The scheme in its current format ultimately constitutes as bad design, is unsuitable for the site and fails to align with Policy ENV2, the adopted Design Principles SPD and Para 64 of the NPPF.

2. Residential Amenity

The development would introduce massing and openings at two-stories extending south from the existing house towards properties on Marsden Drive.

The scheme would bring the side elevation of the property 5.5m closer to the neighbours to the south, 10 and 12 Marsden Drive. Numbers 10 and 12 are single-storey properties and both have front outriggers that contain primary openings; these would be separated 15m from the extension. Two side windows serving the kitchen are proposed at ground floor level sat offset to the adjacent primary openings.

A conservatory is currently in situ on the side of the house. Based on this the presence of two primary side openings would not adversely affect the existing privacy arrangements in place. Although the distancing between the adjacent openings falls foul of the 21m advised in the SPD, there would negligible further effects on the privacy of neighbours to the south when the existing arrangement regarding the conservatory is considered.

The immediate neighbours to the front and rear, 2 and 51 Edge End Avenue have a reasonable separation distance of 21m+. These distances remain unaltered between the primary openings of the extension and those as part the above properties, this is acceptable.

As such the presence of the extension here raises no adverse impacts with regard to the immediate neighbours and the proposed development is acceptable in terms of residential amenity.

3. Highways

The Applicant is to demolish a glasshouse within the curtilage in order to create more useable parking area. As existing the property can accommodate two cars from a single driveway and garage. Two further tandem spaces would be provided to the side of these, creating four in total. This would meet the required number of spaces for a six bed property as detailed in Policy 31.

LCC Highways have raised no concerns in relation to the highway safety of the scheme and I concur with their findings. The development would not generate significant numbers of vehicular movements and the proposal therefore raises no adverse highway safety concerns.

Summary

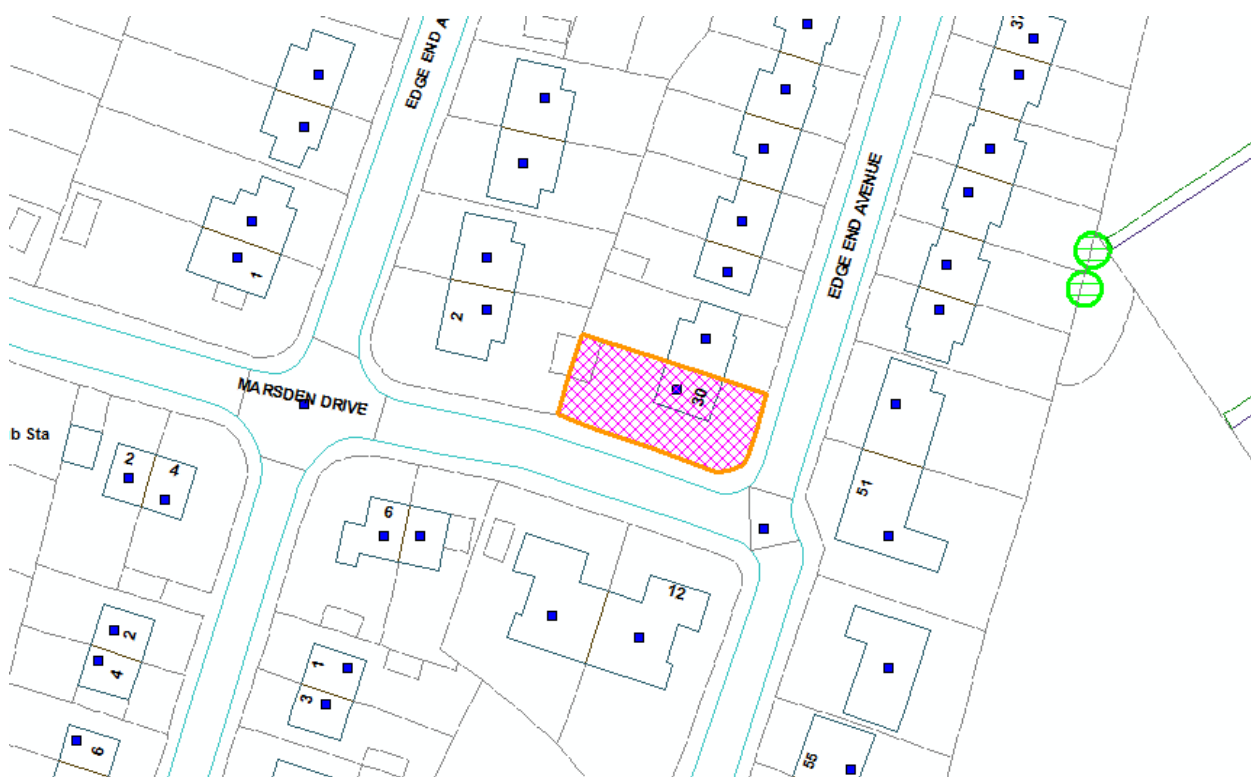
The proposal seeks to erect a two-storey side extension to the property. The scheme would not affect the residential privacy or living environments of neighbouring properties. The parking arrangements put forward are also suitable and the scheme complies with Policy 31 of the Saved Replacement Local Plan.

The design of the scheme raises concerns however owing to its scale and massing. It would result in a disproportionate scheme in relation to the house along with an incongruous feature within a corner plot and the existing street scene.

The proposed scheme therefore constitutes as bad design, is unsuitable for the site and fails to accord Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), the adopted Design Principles Supplementary Planning Document and Paragraph 64 of the National Planning Policy Framework.

RECOMMENDATION: Refuse

1. The proposed extension, by virtue of its scale and massing would result in a disproportionate addition to a corner plot property and an incongruous feature in the local street scene. The development would thus fail to accord with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), the adopted Design Principles Supplementary Planning Document and Paragraph 64 of the National Planning Policy Framework.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/CPB

Date: 25th June 2018