



**REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER**

**TO: BARROWFORD & WESTERN PARISHES COMMITTEE**

**DATE: 4<sup>th</sup> October 2018**

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## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning applications.

## REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 4<sup>TH</sup> OCTOBER 2018

**Application Ref:** 18/0521/HHO

**Proposal:** Full: Erection of single storey extension to rear with balcony and erection of a first and second floor extension to side (North).

**At:** 5 Malham Wend, Barrowford

**On behalf of:** Ms Alison Mayo

**Date Registered:** 03.08.2018

**Expiry Date:** 28.09.2018

**Case Officer:** Charlotte Pinch

### **Site Description and Proposal**

This application is to be decided at committee as it received more than three objections.

The application site is a two storey detached dwellinghouse, located on Malham Wend. The site is surrounded by residential properties of a similar style and design, all built during the same period.

The proposed development is for the erection of a first floor side extension, single storey rear extension and first floor Juliet balcony to the rear. The side extension would have a total height of 7.2 metres, width of 3.5 metres and depth of 8.7 metres. The single storey rear extension would have a flat roof, depth of 3 metres and width of 6.1 metres.

The proposed extensions would be constructed of reconstituted stone and concrete roof tiles to match the existing dwelling. The single storey extension would have a single ply membrane roof.

Amended plans were received during the course of the application process, to address the objections raised by neighbouring occupiers. The second floor element of the extension and the first floor balcony were removed.

### **Relevant Planning History**

None.

### **Consultee Response**

#### **LCC Highways**

The proposal will see an increase in bedrooms from an existing 3 to a proposed 5. Parking standards requires properties with 4+ bedrooms to provide 3 off street parking spaces. This is an increase in 1 parking space from the current 2. Providing the space can be found on the drive there are no highway concerns or objections to this application. There is a concern that any lack of acceptable parking associated with the development would result in parking within the turning head and this would be detrimental to road safety.

#### **Barrowford Parish Council**

Object. The Council considers that the scale and massing of the proposed extensions, including the incorporation of a second floor and first floor balcony, which would detract from the setting and amenity of this modern close. The close contains a mixture of bungalows and two storey properties, with the two adjacent properties being bungalows. The proposed extensions would detract from the current privacy and amenity shared by these two bungalows and may give the feeling of being continually overlooked by neighbours, detracting from the enjoyment and use of the existing amenity.

The Parish Council would endorse the Highway Authority recommendations with regards to increased off road parking provision as the turning heads need to be kept unobstructed.

### **Public Response**

Four letters of objection were received from neighbouring occupiers, their comments can be summarised as follows:

- Loss of privacy due to a three storey structure.
- Proposed balcony would overlook neighbouring gardens and houses.
- A three storey structure would appear overbearing.
- The extension is out of keeping with the rest of the estate, which are bungalows and two storey houses.
- A five bedroom house could result in more cars and parking issues.

### **Officer Comments**

#### **Policy**

##### **Pendle Local Plan Part 1: Core Strategy**

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

##### **Replacement Pendle Local Plan**

Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

##### **National Planning Policy Framework**

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute

the Government's view of what sustainable development in England means in practice for the planning system.

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

## **Design**

The first floor side extension would have a hipped roof to mirror that of the existing dwelling and a small gable feature on the front elevation, set down from the main ridgeline to create a subservient appearance. The properties within Malham Wend have a range of different sizes, floors and designs without a uniform pattern of development. The only public vantage point the new development could be seen from would be from the cul-de-sac on the estate immediately in front of the site. Here views of the extension would be from an obtuse angle and would not be publicly prominent nor would they have a significant impact on the street scene. The first floor extension would retain the two storey appearance of the dwelling and would not detract from the character of the estate, its design impact would be marginal and fully acceptable.

The single storey rear extension would not be visible from public vantage points, however it has a modest depth of 3 metres, which is proportionate to the scale of the dwelling. The extensions would be finished in external materials to match the house and are therefore acceptable.

The proposal complies with Policies ENV1, ENV2 and the Design Principles SPD.

## **Residential Amenity**

The SPD states that two storey rear extensions should not breach the 45 degree rule and the first floor element should be set in at least 1 metre from the boundary. Equally, single storey rear extensions of greater depth than 4 metres, will normally only be permitted if it does not breach the 45 degree rule.

The first floor side extension would not extend beyond the existing foot print of the dwelling and would be set in 3 metres from the northern side elevation of the site. It would be no higher than the ridge of the existing dwellinghouse and 12 metres from the boundary with neighbouring properties to the rear; as a result it would not cause a loss of light to any neighbouring occupiers.

The proposed Juliet balcony on the rear elevation would not benefit from increased views, over and above an existing first floor rear facing window, therefore it would not result in a detrimental impact to residential amenity any different to the current conditions.

Furthermore, the single storey rear extension would have a total depth of 3 metres, which is an acceptable depth in accordance with the Design Principles SPD. It would be of single storey nature and be set in at least 3 metres from the side boundary of the site. The single storey extension would not result in adverse overlooking conditions.

The gable of the first floor extension would face a dwelling to the north. The nearest point to the dwelling is circa 16m. That relationship is acceptable. There would be some slight overshadowing of the garden of that house but that would not be sufficient justification to refuse the application.

The dwelling to the west is set at an angle to the development. That angle and the distance between them would mean that there would be no adverse impact on the living conditions resulting from the extensions.

Therefore, the proposal complies with adopted guidance within the SPD and Policy ENV2.

## Highways

The proposed development would increase the dwelling from a three to five bedroom property. Saved Policy 31 requires three on plot parking spaces to be provided for this size property.

The proposal retains the existing attached garage, which can accommodate one vehicle. The existing driveway to the front of the dwelling can provide at least a further two parking spaces. Therefore, no objections are raised in relation to parking provision on the site.

### 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 proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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 proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** 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. The development hereby permitted shall be carried out in accordance with the following approved plans: 5582-03 RevH.

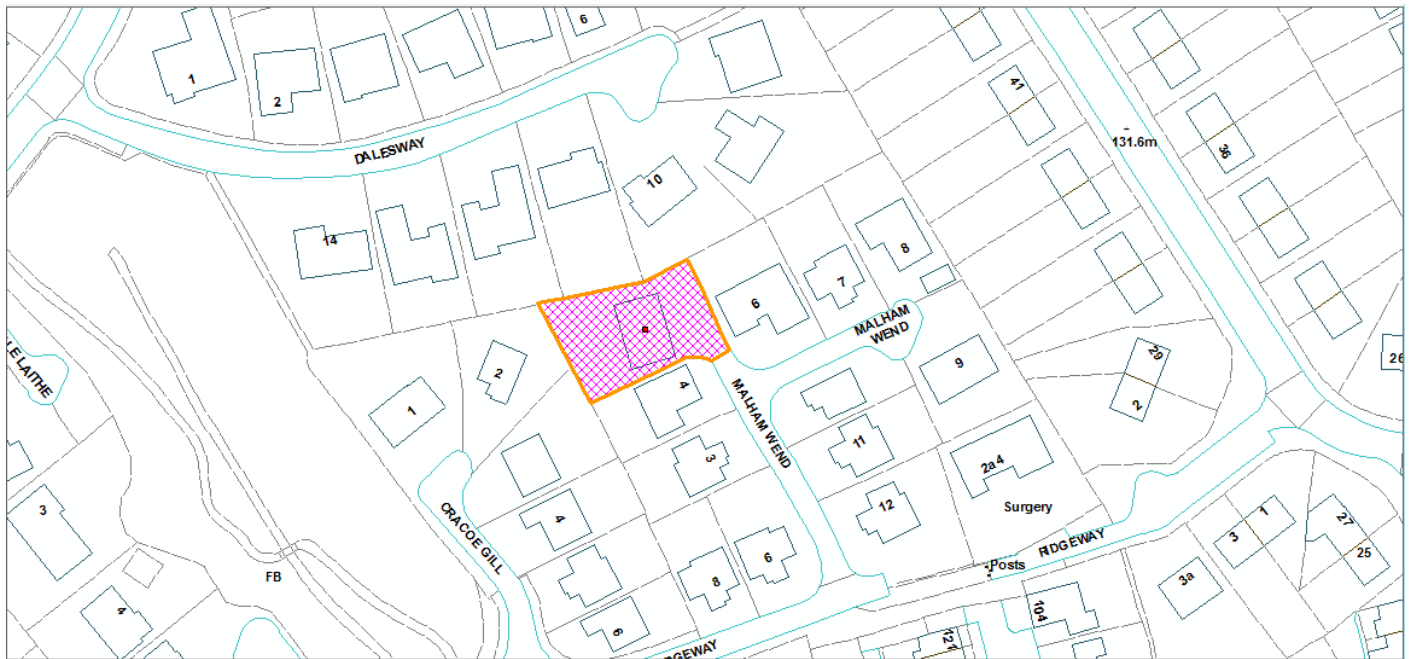
**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall match those of the existing building in colour, form and texture and there shall be no variation without the prior consent of the Local Planning Authority.

**Reason:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the first floor side extension hereby permitted shall not at any time have any additional windows, doors, dormers or other openings inserted in the north side elevation, unless with the prior written consent of the Local Planning Authority.

**Reason:** To ensure residential amenity of neighbouring occupiers is not compromised.



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## LIST OF BACKGROUND PAPERS

Planning Applications

**NW/MP**

**Date: 20<sup>th</sup> September 2018**