

Brierfield & Reedley Committee Update Report – 8th January 2019

18/0824/HHO – 5 Roundwood Avenue, Reedley

Notification response received objecting on the following grounds:

- Loss of light and overbearing impact upon the windows, conservatory and garden of the adjacent property.
- Maintenance access concerns.
- Out of scale and character with the surrounding properties. The visual impact would adversely affect the character of the neighbourhood.

Officer Comments

Amended plans have been received.

The amended plans alter the rear section of the roof of the side extension to a flat roof for the final 1.5m.

The remaining pitched section of the roof would project 4m from the rear wall of the neighbouring house at No.3.

Taking into account the levels difference between the site and the level of No.3, which is approximately 1m higher, the amended extension would not result in an unacceptable loss of light to or overbearing impact upon No.3. It was the tall steeply pitched roof section which would have resulted in an unacceptable impact, the 3m tall flat roofed section would have a similar impact to a 2m wall in relation to the rear windows of No.3. The amended plans would not result in an unacceptable overbearing impact upon or loss of light to No.3 or any other surrounding property, in accordance with Policy ENV2 and the guidance of the Design Principles SPD, and therefore acceptably resolve the reason for refusal given in the Committee report.

The concerns raised in relation to maintenance access are not a material consideration in a planning application.

The recommended is therefore revised to approval.

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 is acceptable in terms of design, amenity and highway safety. 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: U26-P01, U26-P03A.

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission 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. The dormer windows in the south east roof slope and the bathroom and rear bedroom dormer windows in the north west roof slope of the extension hereby approved shall at all times be glazed only in obscure glass of Pilkington Level 3 and above (or equivalent) obscurity, unless otherwise agreed in writing by the Local Planning Authority. The window shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening. The windows shall be maintained at all times thereafter in accordance with these requirements.

Reason: To preserve the privacy of the occupants of adjacent dwellings.

5. The extension hereby approved shall not be occupied unless and until parking spaces for a minimum of three cars have been laid out and surfaced in a bound pours material, unless otherwise agreed in writing by the Local Planning Authority, in accordance with the approved plan No. U26-P03A. The parking spaces shall at all times thereafter remain free from obstruction and available for car parking purposes.

Reason: To ensure that adequate car parking provision is maintained on-site.

18/0548/FUL – Land to rear 30 Higher Reedley Road, Brierfield

Amended plans have been received.

These plans remove the balcony element and changed the doors to windows on the rear elevation and therefore remove that as an issue of concern for adjacent residents.

Sectional plans have been submitted which show The existing residential dwellings on Woodlea Gardens are sited 3m above the land on which the houses would be

erected and these are, themselves, 2m lower into the ground effectively reducing the overall height by 5m.

The impact on these properties therefore is acceptable.

Recommendation to Approve still stands with amended condition no. 2 to revise the plan numbers to take into account the amendments and sections.