



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 5th August 2020

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 05 AUGUST 2020

Application Ref: 20/0301/HHO
Proposal: Full: Erection of a two storey side extension.
At: 43 Edge End Avenue, Brierfield
On behalf of: Mr J. Ahmed
Date Registered: 22/05/2020
Expiry Date: 17/07/2020
Case Officer: Alex Cameron

This application has been brought before Committee as more than two objections have been received.

Site Description and Proposal

The application site is a semi-detached house located within the settlement of Brierfield surrounded by similar properties. The existing house is finished in red brick with a concrete tile roof and upvc fenestration.

The proposed development is the erection of a two storey extension to the full length of the side elevation plus a projection of 1.275m to the rear. The proposed extension would mirror the roof line of the existing house and project 2.25m from the side elevation .

Relevant Planning History

None

Consultee Response

LCC Highways – There is an increase in bedrooms from an existing 3 to 5. Therefore a proposed increase in 2 bedrooms. The proposal should include off road parking provision equivalent to the recommendations set out in the "Car Parking and Access Standards". In addition, the layout (size) should also conform to these standards. Parking standards require dwellings of 4 bedrooms + to have a minimum of 3 parking spaces per dwelling. It is recommend that the local planning authority satisfies itself that the parking spaces comply in size terms prior to the grant of any planning permission.

Due to the site's location within a residential estate, and close to Marsden Heights Community College, we recommend that a condition is applied restricting the times of deliveries to ensure there is no conflict with traffic, both vehicular and pedestrian, at peak times.

Public Response

Nearest neighbours notified – Responses received objecting on the following grounds:

- Over development of the area.
- Terracing effect
- Replacing of front gardens with parking
- Overbearing impact
- Loss of light

- Surface water drainage concerns
- No indication of finish of the side wall
- Impact on foundations of adjoining garage
- Potential for structural damage due to wind tunnel effect
- Concerns relating to the Party Wall Act
- Concerns relating to the work of previous contractors
- Concerns relating to the enforcement of planning and building regulation

Officer Comments

Policy

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands. This policy is linked to the guidance set out in the Design Principles SPD.

Design

The design principles SPD advises that two storey extension should be set back from the front elevation by 1-2m with a corresponding lower ridge level and 1m from the boundary of the neighbouring dwelling. The purpose of this is to avoid a terracing effect being created where the gaps between detached or semi-detached properties are filled.

However, as there is no neighbouring extension this proposal would not result in an actual terracing effect being created. Taking this into account the proposed extension would not itself result in an unacceptable impact.

The proposed extension would be a sympathetic addition to the property and is acceptable in terms of design and materials in accordance with policy ENV2.

Amenity

The neighbouring house has side facing bathroom, hallway and a secondary kitchen windows facing the proposed extension separated by approximately 2.5m. Taking into account the bathroom and hallway are not habitable rooms and the kitchen is a secondary window this would not result in unacceptable impacts. The proposed extension would not result in an overbearing impact or unacceptable loss of light to any adjacent properties. The extension would also not result in an unacceptable loss of privacy.

The proposed development is therefore acceptable in terms of residential amenity in accordance with Policy ENV2.

Highways

The proposed development would increase the number of bedrooms at the property from three to five and this would increase the maximum parking requirement from two to three. There is sufficient existing parking provision for three cars.

LCC Highways have requested a condition restricting delivery hours due the proximity to a school. Taking into account that this is a small scale householder development it would not be reasonable or necessary to impose such a condition.

Drainage

Concerns have been raised in relation to surface water drainage from the development and the impact on surface water drainage from the adjoining garage.

Any impact of the development on the drainage of the adjoining property is a civil matter between the two owners, it is not something that is material to the determination of this planning application.

The development would not significantly increase the built footprint and therefore would not result in a significant increase in surface water. It is not standard practice to require details of surface water drainage for small scale domestic extensions such as this and the provision of appropriate guttering etc is covered by the Building Regulations, taking this into account no conditions or additional details are necessary in relation to this.

Other Issues

Concerns have been raised in relation to the requirements of the Party Wall Act in relation to potential access to and impacts on the adjoining property, this is a separate matter from the planning process and not a material consideration in determining this application.

Concerns relating to the potential for damage to the adjoining property are also not material to the determination of this planning application.

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 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: PL-002, PL-003.

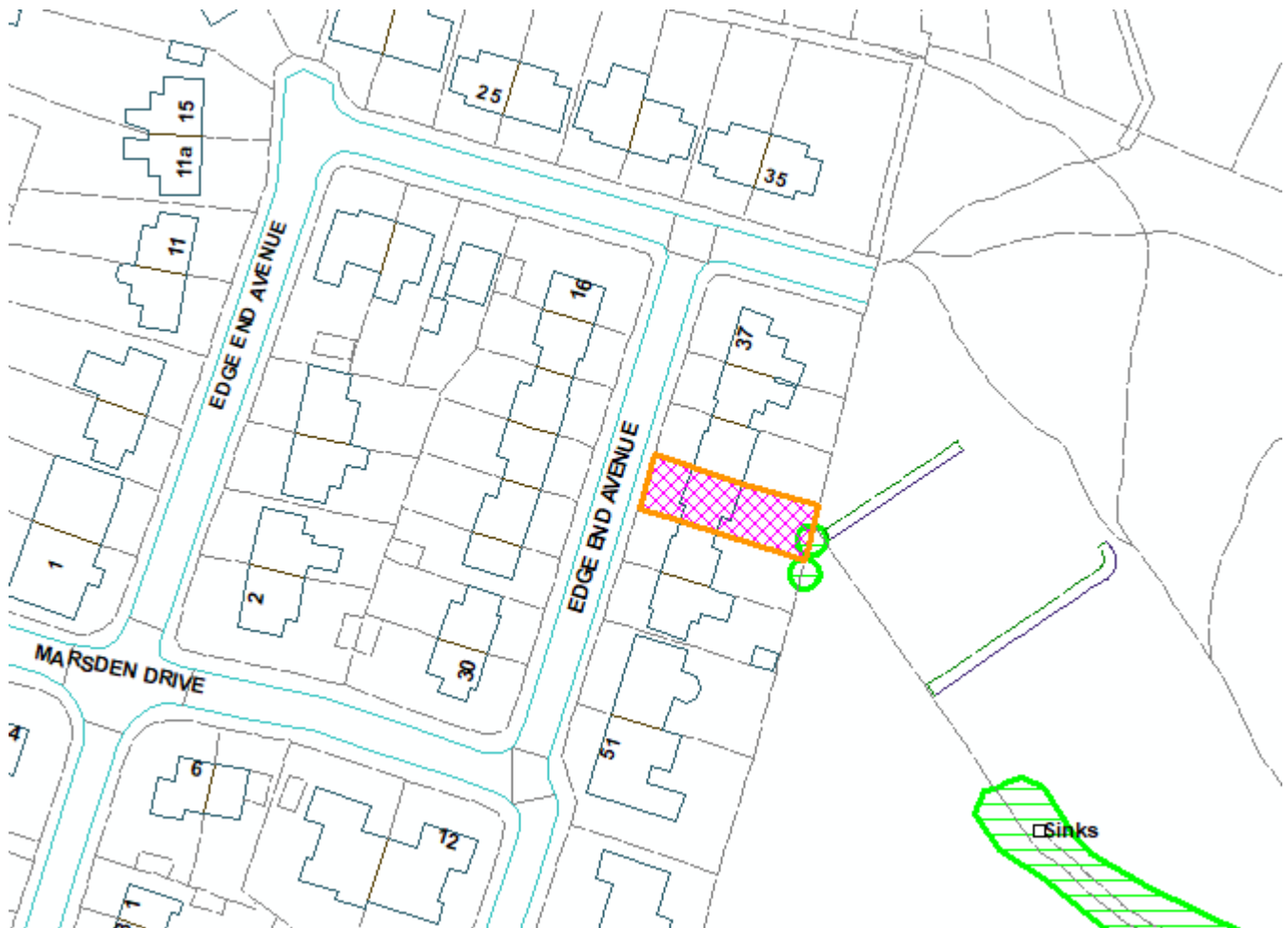
Reason: For the avoidance of doubt and in the interests of proper planning.

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. The external roof and wall materials shall match those of the existing building in colour, texture and form.

Reason: To allow the Local Planning Authority to control the external appearance of the development.

4. Prior to the occupation of the extension hereby approved details of parking arrangement for a minimum of three cars within the site shall have been submitted to and approved in writing by the Local Planning Authority and the car parking area/s shall have been laid out, surfaced and drained in accordance with the approved details.

Reason: To ensure an acceptable level of car parking provision within the site in the interest of highway safety.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/CPB

Date: 23rd July 2020