



**REPORT FROM:** PLANNING, ECONOMIC DEVELOPMENT AND  
REGULATORY SERVICES MANAGER

**TO:** BARROWFORD AND WESTERN PARISHES COMMITTEE

**DATE:** 3<sup>RD</sup> NOVEMBER 2021

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## PLANNING APPLICATIONS

### PURPOSE OF REPORT

To determine the attached planning application.

# REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 3<sup>RD</sup> NOVEMBER, 2021

**Application Ref:** 21/0672/HHO

**Proposal:** Full: Erection of a part two/single storey side extension, detached garage and 1.8m timber fence.

**At:** 5 Mitton Avenue, Barrowford

**On behalf of:** Mr. D Cookson

**Date Registered:** 10 August 2021

**Expiry Date:** 5 October 2021

**Case Officer:** Kathryn Hughes

## **Site Description and Proposal**

The application site is a semi-detached house located within the settlement boundary of Barrowford in a residential area. The dwellinghouse has garden areas to three sides with a driveway to serve the property

The proposal is to erect a part two storey/single storey side extension and detached garage to the side/front of the site. The ground floor would extend out by 6m x 8.2m and the first floor 3m by 8.2m.

The extension would be finished in 'K' Rend render with Marley Modern concrete roof tiles and grey upvc windows and doors.

The garage would measure 7m x 4.6m and would also be finished in 'K' Rend render at a height to eaves of 2.1m with Marley Modern roof tiles and grey upvc windows and doors.

A 1.8m timber fence is also proposed along the side boundary to Mitton Avenue/Stone Edge Road.

The proposal would create an extended kitchen/family room to the ground floor with a total of four bedrooms and two bathrooms at first floor.

## **Relevant Planning History**

None.

## **Consultee Response**

LCC Highways - I have viewed the plans and the highway related documents submitted, and have visited the site, I have the following comments to make:

The proposal sees an increase in bedrooms from the existing 3 to a proposed 4 (Ref: Proposed first floor plan, drawing no. 5 July 2021, AHA/260/21/DC.

A 4+ bed roomed dwelling should have 3 off-street car parking spaces as detailed in Lancashire's parking standards. These should measure 2.4m x 4.8m. The domestic garage proposed should be a minimum size of 3.0m x 6.0m. This will enable bicycles to be parked to the rear of the garage.

The domestic garage would count as one space subject to the imposition of a planning condition controlling use.

Providing the parking standards required for this size of property are not compromised with this proposal then there is no objection to this application on highway grounds.

Conditions relating to parking areas, electric vehicle charging points and garage to be available for parking of vehicles, use of gym are proposed.

Barrowford Parish Council – No objection. The modest scale of the extension will create additional bedrooms and a larger living area without overdevelopment. The size and scale of the proposed garage/gym is of large proportion but as it is not located between two properties and some distance from the adjacent neighbouring property and as such would be acceptable.

## **Public Response**

Nearest neighbours notified by letter. Five letters of response received objecting on the following grounds:

- This building will block out my beautiful views and take daylight from my dining room which only has one window;
- The new building will leave my bedroom and living area in direct line of site from any windows which will affect my life and privacy;
- The size of the garage/gym, at 45 sq.m. would appear unduly dominant;
- Solid wall 2.3m high, 9.7m long set 600mm from the footpath;
- The proposed garage/gym is outside the building line and out of keeping;
- Due to the scale of the garage there will be significant loss of light specifically to those across;
- Dominant to the neighbouring property;
- The window on the landing gable end look straight through our bungalow the extension double bring this building closer; and
- This proposal would affect our loss of enjoyment from our property and garden.

## **Officer Comments**

The main issues to consider in this application are impact on amenity and design and materials.

Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy requires new development to be in scale and harmony with the surrounding area.

The Design Principles SPD contains further guidance on residential extensions.

### **Impact on Residential Amenity**

The part two storey side extension would be sited on the gable elevation of this corner plot m from the boundary with the highway.

No. 53 Stone Edge Road is located to the rear and is a bungalow with windows in the side elevation facing the rear of this property. The proposed first floor window to the rear (north) elevation has now been removed. No windows are proposed to the ground floor element. The existing distance of 6m between the two properties is maintained and therefore the proposal will not cause any further impact than at present albeit the building will extend a further 6m at ground floor to the western side.

No.'s 26 to 30 Mitton Avenue are sited across the road some 20m front to front elevation. The proposed side extension would not alter this. Whilst the proposed garage would clearly visible it is a small scale detached building with a height to eaves of 2.1m set some 18m from the front elevations with no windows and screened by a 1.8m fence. This would not result in impact on amenity in terms of privacy, loss of outlook or light.

The two storey extension would have a pitched roof with an additional glazed bedroom windows to the front elevation and two proposed to the gable. These windows would not result in any increased overlooking or loss of privacy due to the distances involved.

The Design Principles SPD states that two storey side extensions should preserve the street scene, protect the light and privacy of neighbours and retain satisfactory parking spaces.

The two storey side extension is relatively small scale and is set on a large corner plot and would be readily visible in the streetscene and does project beyond the building lines to Mitton Avenue and Stone Edge Road. Provided the existing hedgerow is retained then this small scale element of the scheme would not result in any undue harm to the streetscene to such as extent as to warrant a refusal.

In terms of the detached garage/gym this has been reduced in size and now only comprises the garage use. However, whilst the garage is now sited 1m from the footpath the existing hedgerow is still proposed to be removed and replaced with a garden fence. The agent has been requested to address this element as without the hedgerow to soften this the garage would result in a harsh boundary to this plot and impact on the streetscene to an unacceptable degree.

Subject to the changes proposed above the proposed development would be acceptable in this regard and accord with policy and the design guidance.

### **Design and Materials**

The part two/single storey extension would have a pitched roof with window to the rear, side and front first floor elevations, glazed patio doors are proposed at ground floor to the east side elevation together with a smaller window and a window to the front.

Three rooflights are also proposed in the single storey element to the side elevation. These are acceptable.

The new built garage has been reduced in size and would have one window and door to side elevation

The materials proposed are render and slate tiles to match existing and upvc windows and doors which are acceptable.

Subject to amendments the proposed extension would be acceptable in this regard and accord with policy and the design guidance.

### **Highways**

The proposal requires three parking spaces to be provided within the site. With the garage counting as one space this can be accommodated and therefore this is acceptable. A condition can be attached requiring the garage to be used for parking of vehicles only in order to ensure sufficient parking for the site.

However, the position of the garage and the erection of a 1.8m high fence could result in turning within the site and exiting in forward gear difficult especially if another two vehicles are parked

within the site. The height and position of the fence could also result in adverse impacts on visibility. The agent has been requested to provide further details to address this issue.

## **Summary**

Subject to the amendments outlined above the proposal could be acceptable in terms of impact on amenity, design and materials and parking and therefore complies with policy ENV2 of the Pendle Local Plan Part 1: Core Strategy, saved policy 31 of Replacement Pendle Local Plan and the guidance set out in the Design SPD.

## **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 scale, design and amenity, thereby complying with Local Plan policies. 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:

01, 02, 03, 04, 05A, 06A, 07B and 08A.

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

3. The development shall be carried out in accordance with the materials indicated on the application form and submitted plan unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory form of development for the area.

4. The parking and turning areas shall be constructed in bound porous materials and laid out prior to the first use of the extension.

**Reason:** In order to ensure that appropriate parking facilities are provided within the site to serve the development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order the garage hereby approved shall not be used for any other use that would preclude the use for the parking of motor vehicles.

**Reason:** In order to ensure that sufficient parking is provided within the site to serve the development.

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