

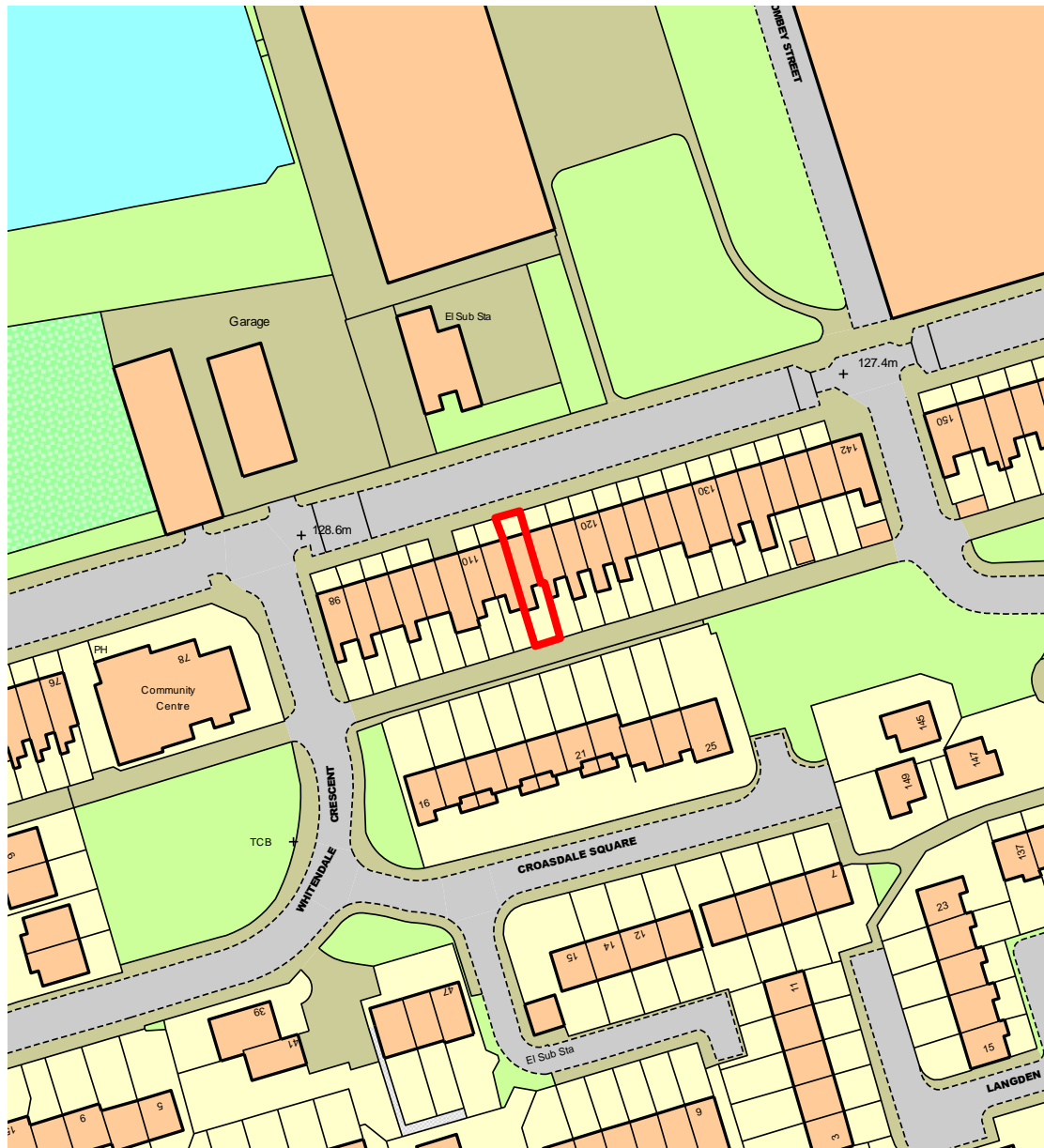
Proposed development: Full Planning Application (Retrospective) for Single storey extension to front

Site address: 114 Pringle Street, Blackburn, Blackburn With Darwen, BB1 1SA

Applicant: Mr GULBAHAR HUSSAIN

Ward: Queens Park

Councillor Faryad Hussain	
Councillor Salim Mulla	
Councillor	



1.0 SUMMARY OF RECOMMENDATION

- 1.1 **REFUSE** – *It is considered that the front extension by virtue of its size and massing would have an adverse impact on the host property together with introducing an incongruous feature within the street scene, and as such, is contrary to Policies 8 and 11 of the Local Plan Part 2 "Site Allocations and Development Management Policies" (December 2015), and RES 15 of the Residential Design Guide.*

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The proposal is a retrospective planning application as a front porch has been erected at the front of the property measuring 7.06sqm and being 1.4m front the boundary. As such, planning permission is required as it exceeds 3sqm and is less than 2m from the front boundary.
- 2.2 The porch that has been constructed does not match the drawings that have been submitted. The windows are constructed with smaller panes than that illustrated on the drawings.
- 2.3 The main issues to be considered for the retrospective planning application are: design; impact on neighbouring properties and the street scene.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site forms the mid part of a traditional Victorian terrace. On the front of the terrace at no. 120 Pringle Street there is a front extension. Planning permission has not been permitted for this, which is next door but one and is situated within the same terrace as the application site; therefore a certificate of lawfulness application has been requested.

3.2 Proposed Development

- 3.2.1 The application is for a single storey extension to the front of 114 Pringle Street measuring 7.06m sqm. The single storey extension projects 1.4m from the original dwelling by 4.4m. The height to eaves is 2.7m with a maximum height of 3.5m. The extension has a large area of glazing with a dwarf wall.

3.3 Development Plan

- 3.3.1 The development plan comprises of the Core Strategy (adopted 2011) and the adopted Local Plan Part 2- Site Allocations and Development

Management Policies (adopted 2015). In determining the proposal the following are considered to be the most relevant policies:

Local Plan Part 2

Policy 8: Development and people

Policy 11: Design

Residential Design Guide

RES E1: Materials

RES E2: 45 Degree Rule

RES E15: "Front Extensions"

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document (adopted September 2012). This document ensures that new development reflects the individual and collective character of areas of the Borough and promoted high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4. The NPPF requires a presumption in favour of sustainable development to be seen as a 'golden thread' running through planning decisions, providing that the proposal is in accordance with the development plan.

3.5 Assessment

3.5.1 In assessing this case there are a number of important material considerations that need to be taken into account as follows:

- Principle of the development
- Design and Layout
- Neighbour Impact

3.5.2 Principle

3.5.3 National Planning Policy Framework (NPPF). The NPPF requires development to complement and improve the character of the area through incorporating local identity into the design through good architecture, appropriate materials and securing quality of life (Chapter 7 Requiring Good design, paragraphs 58 and 64). This application is to be determined on the issues of design and impact on neighbour amenity and setting.

3.5.4 Design and Impact

- 3.5.5 LPP2 Policy 11 considers all new development will be required to present a good standard of design and will be expected to:
“Demonstrate an understanding of the wider context; and make a positive contribution to the local area.”
- 3.5.6 It must respect the scale and massing of existing buildings; express a high quality architectural style through structure, good quality materials, proportions, visual order, and detailing (including colour); this is supplemented by RES E15.
- 3.5.7 RES E15 permits front extensions where there is no set build line in place and where the extension is not detrimental to the character of the street scene or to the host property.
- 3.5.8 The application site is a Victorian mid-terrace on Pringle Street within a set build line providing a uniform feature that is an important characteristic of the street scene. The constructed front extension is considered to have a detrimental impact towards the host property and the street scene by virtue of its scale and massing.
- 3.5.9 The window fenestration details on the porch do not match that of the original property. The drawings submitted do not indicate such detailing. The slate roof material matches that of the original dwelling. The structure at the front of the property is considered to have an appearance of a conservatory to the front elevation. Therefore it is considered that the form and proportion of the extension has introduced an incongruous feature to the street scene.
- 3.5.10 It is considered that the single storey extension breaks a sense of architectural simplicity and balance that characterises the Victorian terrace.
- 3.5.11 As such, it is considered that the front extension fails the criteria set by RES E15 of the Residential Design Guide and Policy 11 of the Local Plan Part 2 (adopted 2015) by virtue of its relationship with the adjoining properties and its impact on the street scene.

3.5.12 Amenity Considerations

- 3.5.13 Policy 8 of Local Plan 2 requires development to ensure a satisfactory retention of amenity and safety for surrounding uses. Overlooking, dominance and loss of light are included as having the potential to be harmful to neighbouring dwellings.
- 3.5.14 The closet ground floor window to a habitable room is 112 Pringle Street. Angles of shadow on the horizontal and vertical plane comply with the 45 degree rule. However, the projection of 1.4m from the front

elevation, within the Victorian terrace, is considered to be dominant towards the adjacent properties.

3.5.15 It is considered that the extension would not have a significant impact on loss of light towards neighbouring properties; however it is dominant and harmful to both the neighbouring dwellings and the terrace in general. Therefore on balance the proposal fails to satisfy Policy 8 of the Local Plan Part 2.

4.0 RECOMMENDATION

4.1.1 Refuse

It is considered that the front extension by virtue of its size and massing would have an adverse impact on the host property together with introducing an incongruous feature within the street scene, and as such, is contrary to Policies 8 and 11 of the Local Plan Part 2 "Site Allocations and Development Management Policies" (December 2015), and RES 15 of the Residential Design Guide.

5.0 PLANNING HISTORY

5.1 No Planning history to report

6.0 CONSULTATIONS

6.1 Consultations have been carried out and it is confirmed no objections or comments have been received.

**7.0 CONTACT OFFICER: Rebecca Berry ,Assistant Planner -
Development Management**

8.0 DATE PREPARED: 12th May 2016