

REPORT OF THE DIRECTOR

Plan No: 10/17/0135

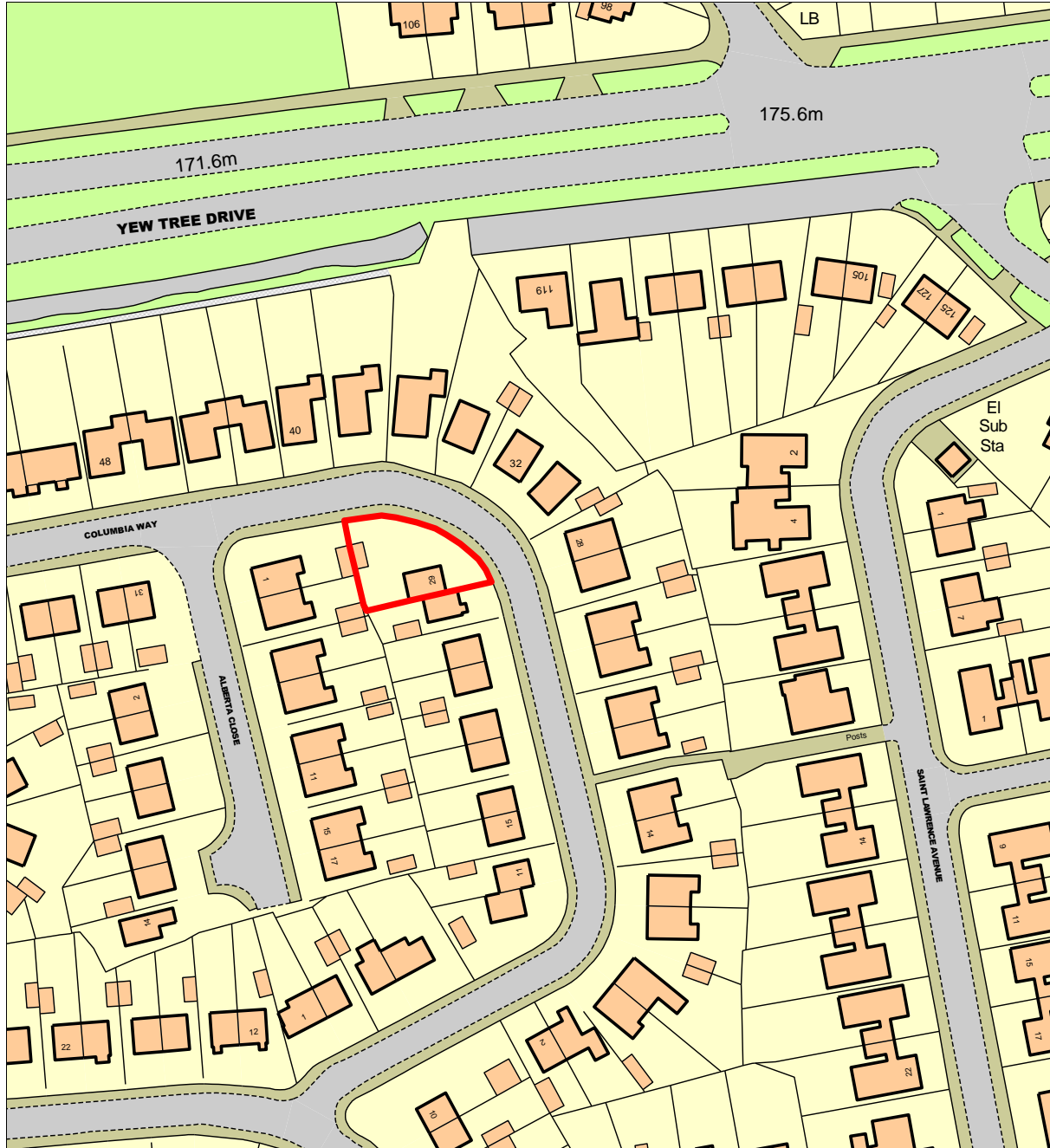
Proposed development: Full Planning Application for Two storey side extension.

Site address: 29 Columbia Way, Blackburn, BB2 7DT

Applicant: Mrs K Zarif

Ward: Beardwood With Lammack

Councillor Michael Lee
Councillor Julie Daley
Councillor Imtiaz Ali



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed development is recommended to be granted planning permission for the reason as follows:
- The proposal is of appropriate design and appearance and would not be detrimental to the residential amenity for occupiers of the dwelling or neighbouring dwellings or compromise highway safety in accordance with Policies 8, 10 and 11 of the Blackburn with Darwen Local Plan Part 2 (December 2015) and Residential Design Guide Supplementary Planning Document (as amended September 2012).
- 1.2 It is recommended that the application be approved subject to the following conditions:
- Materials to match the materials used in the existing dwelling.
 - Submission of a scheme for the boundary treatment and landscaping.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is before the Committee following the receipt of ten letters of objection. A summary of the objections is provided at 6.1 below.
- 2.2 The key issues to be addressed are as follows:
- Design.
 - Scale and massing within the context of the site.
 - Effect of the development on the surrounding environment.
 - Securing neighbouring residential amenity.
 - Impact of the development on the highway
- 2.3 The original proposal was for a two storey side extension flush with the front elevation and extending 5 metres out from the side elevation. Eaves and ridge heights were consistent with the existing. The Residential Design Guide Supplementary Planning Document requires a side extension to be subordinate to the main house, and with the new roofline secondary to the original in terms of scale. In addition the SPD requires a two storey side extension to avoid being an obtrusive feature on the street scene. The proposed development was considered disproportionate to fail on all these counts and amendments to the original submission have now been made.
- 2.4 The extension's projection has been reduced from 5 metres to 4.1 metres from the side elevation. Eaves levels remain consistent with the original but, with a 1 metre set back at first floor level, the ridge height has been made subordinate to the original. Consequently, there is a slight reduction in the massing of the gable end against Columbia Way, and the gable itself is set almost a metre further back from the highway than originally planned.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site is a detached dwelling located adjacent to a sharp bend on Columbia Way, within the Beardwood development. Consequently, front and side elevations both face Columbia Way, whilst the rear elevation backs onto Alberta Close.
- 3.1.2 The dwelling is set back from the highway, with wood fencing along its northern curtilage boundary. This fencing was previously concealed from the roadway by hedging, now removed. Between the fencing and the highway lies an open grassed area that belongs within the ownership of the occupant. That land forms part of the general open landscape that is characteristic of the dwellings along Columbia Way. Whilst a line of hedges adjacent to the footpath are currently retained, a tree (albeit unprotected) has recently been removed.

3.2 Proposed Development

- 3.2.1 The proposal is for a two-storey extension to the side elevation, projecting out beyond the gable by 4.1 metres. The first floor of the extension is to be set back from the front elevation by 1 metre. The eaves line is consistent with the eaves of the host dwelling, and the ridge is set back of and below the original ridgeline. The materials are facing brick and render with tiled roofing to match the original.

3.3 Development Plan

3.3.1 Blackburn with Darwen Borough Local Plan Part 2:

Policy 11: "Design"
Policy 8: "Development and People"
Policy 10: "Accessibility and Transport"

3.3.2 Residential Design Guide (Revised Sept 2012):

RES E9: "Two Storey Side Extensions"
RES E19: "Extensions and Parking"
RES E10: "The Terracing Effect"

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (NPPF):

Section 7: “Requiring Good Design”

3.5 Assessment

- 3.5.1 Design. Policy 11 requires the design, materials and shape to complement local character. The proposed extension is largely considered to achieve this. The horizontal emphasis of the fenestration is in keeping with the general horizontal emphasis incorporated in host dwelling and the wider setting. The subordinate side gable roof reflects a feature established within the street scene, with No. 27 being set back slightly behind No. 25, and No. 29 being set back more substantially behind No. 27 to allow for the bend in the road. The first floor set back to the proposed extension partially complements this movement of the buildline, and adds to the integration of the extension into the setting.
- 3.5.2 Scale and massing. Policy 11 of the Local Plan 2 requires development to respect the scale and massing of existing buildings. Whilst the original plans as submitted depicted an extension that doubled the size of the host dwelling, the amended plans before the Committee are considered to be in accordance with Policy 11 in that the scale is reduced to what is proportionate to the host dwelling. The gable elevation presented towards Columbia Way is correspondingly reduced in massing, with the brick work broken up by the insertion of a window to each of the floors.
- 3.5.3 Environment. Policy 11 of the Local Plan 2 requires existing frontage treatments and boundary walls to be taken into account, and Policy 8 requires development to contribute positively to the environmental character of the area. Whilst the originally approved landscaping scheme for the dwellings on Columbia Way has been lost, it is known that fences and walls were not permitted to extend beyond the dwellings (Condition 9 planning permission 3981M dated 31st January 1974). Concern has been expressed by objectors regarding works affecting the open green landscaping in front of the application site – landscaping that is characteristic of the setting. To ensure that the extension does not have an unduly detrimental effect upon the visual amenity of the setting, Members are recommended to approve the submission of a detailed landscaping scheme and boundary treatment to be approved in writing.
- 3.5.6 Residential Amenity. Policy 8 of Local Plan 2 requires development to secure a satisfactory level of amenity for surrounding residences in terms of privacy and overlooking. The Residential Design Guide SPD sets out the guidelines by which this amenity is secured. Where habitable room windows face habitable room windows (such as lounge, dining room or bedroom) the separation distance should be a minimum 21 metres. Where habitable room windows face a blank gable or windows to a non-habitable room (such as kitchen or bathroom) the separation distance should be a minimum 13.5 metres. The bulk of the objections to the proposal are focussed on the proximity of the extension to neighbouring dwellings, with consequent concerns for overlooking and loss of privacy.

- 3.5.7 The closest dwellings to the front-facing elevation of the extension are Nos. 33 and 32 Lammack Road. The separation distance from the ground floor lounge window of the development to these properties is 23.1 and 21.7 metres (approx.) respectively. With the front-facing bedroom window being set a metre back, this separation distance is increased accordingly. The requirements of the Residential Design Guide are therefore considered to be achieved.
- 3.5.8 The closest dwellings to the side-facing elevation of the extension are Nos. 34 and 36 Lammack Road. The separation distance to these properties is 21.3 and 24.1 metres (approx.) respectively. With both ground and first floor windows being to habitable rooms, the required 21 metre separation distance is achieved. The separation distance from No. 40 Columbia Way is approximately 30.6 metres.
- 3.5.9 The closest dwelling to the rear-facing elevation of the extension is No. 1 Alberta Close. The separation distance to this property is 20.4 metres (approx.). With there being no ground or first floor windows to the rear of the extension, the required 13.5 metre separation distance is achieved. It is also noted that, with the extension not projecting beyond the existing rear elevation, its relationship with No. 1 Alberta Close is that of the original dwelling with No. 3 Alberta Close.
- 3.5.10 It is accepted that the proposed extension will alter something of the character of the setting by its presence on the bend in Columbia Way. However, it is considered that, with attention to landscaping detail as set out in 3.5.3 above, and with the incorporation of acceptable separation distances with neighbouring properties, the development demonstrates an understanding of the context in which it is set, as required by Policy 11, whilst securing a satisfactory level of neighbour amenity, as required by Policy 8.
- 3.5.11 Highway Implications. Policy 10 of Local Plan 2 requires appropriate provision to be made for vehicular access and off-street parking. The proposed extension does not intrude into existing parking provision. Moreover, the position of the extension is not considered likely to interfere with drivers' visibility, limited as it is, on approaching the bend in the road, being set back some distance from the highway. It is noted that Highways have no objections to the scheme.

4.0 RECOMMENDATION

4.1 Approve subject to conditions:

4.2 The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4.3 Notwithstanding the submitted details, the external walling and roofing materials to be used in the construction of the building hereby permitted shall match those used in the existing building.
REASON: To ensure that the external appearance of the development is satisfactory in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.
- 4.4 This consent relates to the submitted details marked received on 10th February 2017 and numbered 32/17, as amended by plans received on 24th March 2017 and numbered 32/17 revision A; and any subsequent amendments approved in writing by the Local Planning Authority.
REASON: To clarify the terms of this consent.
- 4.5 Prior to the commencement of development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Trees and shrubs shall be planted on the site in accordance with the approved landscaping scheme during the first available planting season following completion of the works, and thereafter retained. Trees and shrubs dying or becoming diseased, removed, or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and/or shrubs.
REASON: To ensure that there is a well laid scheme of soft landscaping in the interests of amenity in accordance with Policies 9 and 11 of the Blackburn with Darwen Borough Local Plan Part 2.

5.0 PLANNING HISTORY

- 5.1 10/00/0047 – Conservatory/sun lounge extensions. Approved under delegated powers 22nd March 2000.

6.0 CONSULTATIONS

- 6.1 13 neighbours were consulted. 10 letters of objection have been received. The objections can be summarised as follows:
- Disproportionately large extension, out of keeping with the style and design of the estate.
 - Potential increase in traffic flow and on-street parking on a corner already busy and having restricted view.
 - Side bedroom window gives clear line of sight into facing windows.
 - Amended plans still for disproportionately large extension.
 - Amended plans show design to be unbalanced, with the reduced sloping roof line at the front of the house not being similarly applied to the rear – therefore ill-fitting and out of keeping with the area.
 - Position of extension is in a dominating and elevated position.
 - Green space should be retained.

6.2 Highways. The works are contained within the curtilage. No part of the build should encroach into the highway. This includes the footway which is defined by an edge strip. No parking is affected by the proposal. No objections to the application.

7.0 **CONTACT OFFICER: John Wilson, Planner**

8.0 **DATE PREPARED: 12th April 2017**

Objections

J. Buckley, 1 Alberta Close Blackburn 03/03/17

I would like to object to this planning application for 129 Columbia Way Blackburn BB2 7DT for a two storey side extension.

Firstly on the planning application it states no trees will be affected or have been taken down to make way for the extension. There already has been two trees removed and this has already altered the appearance of the area. Should there have been permission for these trees to be removed, one of the trees was on the outside of the fence and had been planted by the developer of these properties many years ago. This can affect drainage.

My property is immediately to the rear of the planned extension, a bungalow which would be overlooked.

My concern is that my privacy would be affected as the extension would overshadow my property where the bedroom and the kitchen is at the rear, it would have an

impact on the outlook. I would lose sunlight and daylight which I find this to be unacceptable. Also the proposed side of the property has planning restrictions in place as my property has. The extension would be overbearing in terms of the original property and would take most of the garden area to the property, which could also cause drainage problems. The extension is the same size as the original property and would look out of character to the other properties on the street.

07/04/17

Further to your recent amended planning application 10/17/0135 I would like to say that I cannot see any difference from the original application, I have noted that small laurels which were uprooted have been reinstated but the large trees which I have mentioned previously obviously have not. The application clearly states that no trees would be felled for the extension to be built, this is not the case and this should be looked at as the applicant has not informed you that they have removed the trees and would they have to have permission to do this. I still feel that my property would be overlooked and I would lose daylight and sunlight and the enjoyment of this. There are issues with drainage and the restriction to build on the side of the property. As previously mentioned the extension would change the outlook of the area.

Ahmed Surtee, 30 Columbia Way Blackburn 10/03/17

Further to your notice stating an amended application has been submitted for reference 10/17/0135, I write to object with the following comments and observations: -

- 1) Privacy. The amended plans do not address my privacy in any substantive way and the development will on the amended basis still have an even more clearer line of sight into bedrooms and lounge, based upon the central positioning of the window.
- 2) Distance and impact. The proposed amended plan remains considerably overshadowing with it's elevated positioning and dominating from both the downstairs and upstairs view to my house.
- 3) Proportionality. The proposed amended plans still remains quite large scale and measures still outside the tolerances of proportionality. This is both in terms of the property itself (which I have stated in my original response) and other houses or similar developments.

4) Roads and parking. The plot sits on a forking blind bend which requires consideration, both for increased traffic flow and parking which could constrict the road. Also, with the significant width to the boundary lines would obscure the view of drivers. Hence, I lodge my objection to this planning application on this basis.

Nadia Benjelloun 36 Columbia Way Blackburn 31/03/17

I am writing further to your notice stating an amended application has been submitted for reference 10/17/0135. My comments and observations are as follows in line with my original comments made and additions as follows: -

1) Privacy: the amended plans do not address my privacy in any substantive way and the development on the amended basis will still have an even stronger and clearer line of sight into my lounge and bedrooms, based upon the positioning of the window. That is, I vitally believe the development is defective and imperfect as it invades my privacy and the neighbours in the surrounding vicinity.

2) Distance and impact: the amended plan that has been proposed remains overshadowing and dominating to my house. This is particularly starker for me and my neighbours as we live in bungalows.

3) Aesthetically: the side profile of the house on the basis of the amended plans is unbalanced with the reduced sloping roof line only to the front side of the house and not similarly being applied to the rear. Therefore, further making it ill-fitting and out of keeping with its surroundings.

4) Proportionality: the proposed amended plans still remain outside the tolerances of proportionality in terms of the property itself. Also, similar developments have not expanded to this degree in comparison after a quick review of similar approved developments in the area on your Council planning website and consequently this would seem an unparalleled development.

I would like to state that this specific plot location sits within a unique landscape which requires a particularly sensitive consideration than would otherwise be the case, than for say a normal parallel street for example. As the impact is at least 180 degrees to me and neighbours affected. Explicitly, the development would be of a dominating elevated position over my own and other homes of neighbours.

Additionally, a merging blind bend on which the development will sit may be made further dangerous and hazardous especially at peak traffic flows. Potentially the addition of the proposed development with the significant width to the boundary lines would blur and/or obscure the view of drivers.

With such an increase in living space and additional movement around the property, the property may require greater traffic calming by the Council to avoid the risk of significant traffic collisions.

Naturally with a development of this size in width and height there would be an extension of the boundary fences to the edges of the plot. These would also need to be checked that the views to drivers are not obscured and natural space between neighbours is maintained to a reasonable levels. Also, that an adequate number of parking spaces should be planned for and avoiding cars parking on pavements which would narrow and restrict the road causing a bottleneck/ blockage on this busy road.

5) Finally, the impact of the development is visibly becoming apparent by the most recent changes made by the applicant in preparation for the build by felling of trees, bushes and fencing in the plot.

In summary, the amended and proposed development has drastic impacts and is fundamentally unnatural to the environment with the increase in volume, footprint and spacial density, as well as impacts on privacy and traffic.

Hence, I strongly lodge my objection to this planning application.

Father Reginald Riley, 40 Columbia Way Blackburn 28/03/17

I am contacting you regarding the above planning application on behalf of and in the full knowledge of my 86 year old next door neighbour, Father Reginald Riley of 40 Columbia Way Blackburn BB2 7DT.

He wishes me to inform you that he is infirm and spends most of his time during the day in his bedroom which is sited at the front of his bungalow.

His bedroom is currently overlooked by a landing window in 29 Columbia Way. The new plans indicate that his bedroom will be overlooked by a bedroom window and a lounge window, both 4.1 metres nearer to his property.

He is concerned that his privacy will be impacted.

Abid Hanif, Owner of 27 Columbia Way Blackburn 30/03/17

The size of extension is very large. It is out of keeping for other applications for similar properties on Columbia Way. I think this would be the first double storey extension that doubles the size of the existing bricked up building. The overall effect and appearance will be to alter significantly the semi-detached properties on Columbia Way by the proposed application which will be out of keeping for its area. The limit of the new proposal brings it very close to the pavement on a part of the road that has a significant bend/turn, almost 90 degrees. I would advice the council to pay attention to this as obscuring sight for drivers on a significant bend on a gradient road as a potential for health and safety concerns of both pedestrians and drivers.

i would object to supporting such a big extension.

I would however consider supporting a revised application for an extension that is not so big!

Salah Hassan, 32 Columbia Way Blackburn 31/03/17

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similar approved developments in the area on your Council planning website and consequently this would seem an unparalleled development.

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In summary, the amended and proposed development has drastic impacts and is fundamentally unnatural to the environment with the increase in volume, footprint and spacial density, as well as impacts on privacy and traffic.

Hence, I strongly lodge my objection to this planning application.

Shaheen Shah 38 Columbia Way Blackburn

Thankyou very much for the opportunity of allowing me to voice my observations in relation to the above proposed extension. My name is Shaheen Shah, and I live at 38 columbia way. Essentially i oppose the planned extension as it stands, and my opposition is based upon **PRIVACY**.

I live directly opposite the proposed extension, on land that is actually at a lower level then number 29. There would thus be a clear and unobstructed view directly into my drive and living room from the windows of the proposed extension.

PROPORTIONALITY OF THE NEW CONSTRUCTION

My fears would be that the new construction will be disproportionately large in relation to the surrounding houses, and other questions in relation to the capacity of the road to cater for additional parking provision needed, and whether this would constitute a problem in traffic flow around the bend at the proposed site.

I hope this clarifys my position, and please let me know if you require any further
