

Proposed development: Full Planning Application for: Proposed demolition of rear conservatory and erection of rear double and single storey extensions and front porch.

**Site address:
5 Moorcroft
Lower Darwen
BB3 0RY**

Applicant: Mr A Ali Butt

Ward: Blackburn South & Lower Darwen

**Councillor John Slater
Councillor Jacqueline Slater
Councillor Denise Gee**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions set out at paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This householder planning application is reported to the Committee following receipt of 6 objections from the local community. Committee referral is in accordance with the adopted Scheme of Delegation – “Chair Referral process”.

2.2 This recommendation follows detailed assessment of initial drawings and subsequent amendments, in consultation with neighbouring properties and Ward Members, with specific reference to design, neighbouring amenity impact and parking provision. The proposal is found to be consistent with the Development Plan and The Framework.

2.4 The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through application of planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site (the site) relates to a detached dwelling house and associated curtilage (Use Class C3a), located within the urban boundary of Lower Darwen, to the north west of Moorcroft. Moorcroft is a cul-de-sac that sits within a wider housing development. The property is flanked by dwellings to the sides and rear.

3.2 Proposed Development

3.2.1 Full planning permission is sought for the erection of rear double and single storey extensions and a front porch. Reconfigured ground floor living space, including a new kitchen, and an additional first floor bedroom is proposed. An additional in-curtilage parking space is also proposed. Full details are set out in the submitted drawings.

3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In

determining the current proposal, the following are considered to be the most relevant policies:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS16 – Form and Design of New Development

3.3.4 Local Plan Part 2 (LLP2)

- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 10 – Accessibility and Transport
- Policy 11 – Design

3.4 **Other Material Planning Considerations**

3.4.1 Residential Design Guide Supplementary Planning Document (2015) polices:

- RES E1 Materials
- RES E2 45 Degree Rule
- RES E3 Separation distances
- RES 4C Garages and Parking
- RES E5 Over development
- RES E4 Detailing your extension RES E7 Rear extensions
- RES E16 Porches

3.4.2 National Planning Policy Framework (The Framework) (2021)

The following area of The Framework is relevant to the proposal:

- Section 12: Achieving well-designed places

3.4.3 National Planning Policy Guidance (NPPG).

3.5 **Assessment**

3.5.1 In assessing this application, the following important materials considerations have been taken into account:

- Principle of the development;
- Residential amenity impact;
- Highways - Accessibility and Transport; and
- Design / Character & Appearance.

3.5.2 Principle

In land use terms, as a site within the urban boundary, the principle of the development is accepted, in accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay,

unless impacts which significantly and demonstrably outweigh the benefits of a proposal are identified; subject to assessment of the following matters:

3.5.3 Amenity

Policy 8 includes a requirement for development to contribute positively to the area and to secure a satisfactory level of amenity and safety for surrounding uses, including reference to privacy / overlooking, and the relationship between buildings.

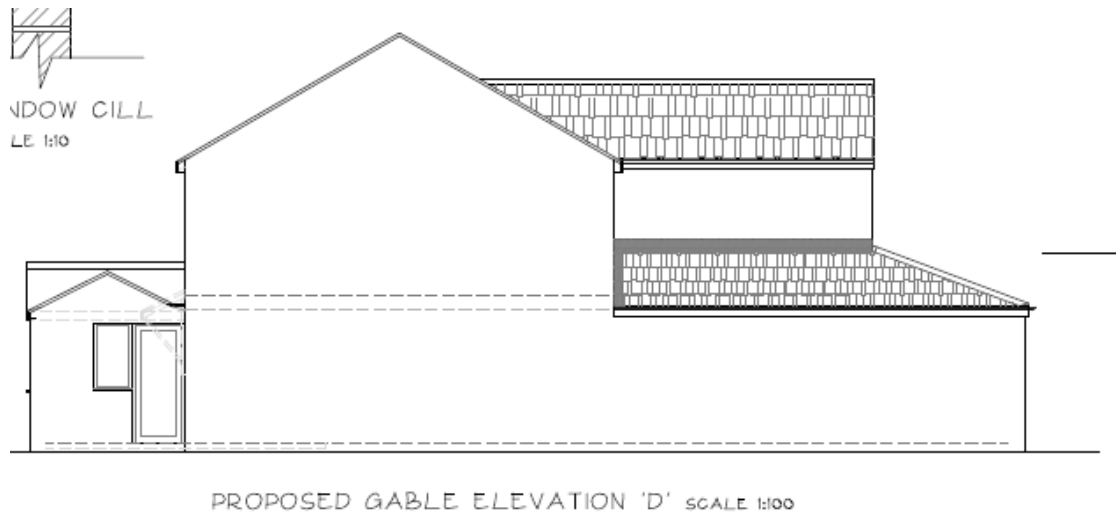
3.5.4 The rear single storey extension will run the full width of the house and project circa 7.2m, up to a height of 2.55m to eaves and 3.56m to the ridge. It will be separated by circa 2.5m from the conservatory to the rear of the neighbouring dwelling at no. 7. Adequate separation, the relatively modest height proposed and the intervening existing circa 1.8m high boundary treatment, guard against any significant loss of light / overshadowing to the neighbouring conservatory.

3.5.5 Separation of circa 6.4m between the proposed first floor extension and the upper floor bedroom window at no. 7 guards against any significant loss of light / overshadowing, as demonstrated by application of the 45 degree guidance. Separation of circa 4.4m to the common boundary guards against any significant sense of dominance towards the rear garden space of no. 7 and overshadowing to the conservatory. The existing relationship between the site (right hand property) and no. 3, and the proposed rear extensions are shown below.





Proposed rear elevation: Extracted from proposed drawings, Younus Khan Architectural Consultant, Oct 2021



Proposed side elevation facing no. 7: Extracted from proposed drawings, Younus Khan Architectural Consultant, Oct 2021

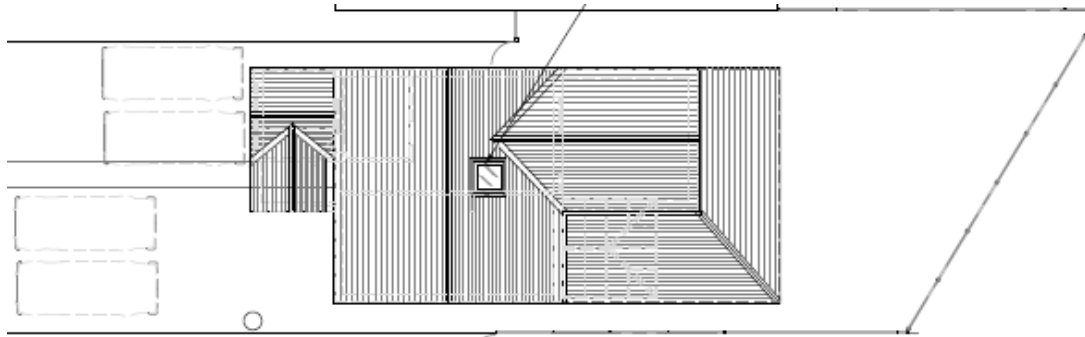
- 3.5.6 Although the ground floor extension represents a significant increase in floor space, it is noteworthy that the 'Permitted Development' rights for a detached dwelling afford the opportunity to extend by up to 8m in length, subject to prior notification of such to the Local Planning Authority.
- 3.5.7 Separation of circa 1.7m between the first floor extension and the common boundary shared with no. 3 and the presence of a single storey extension at no. 3, along the boundary, guards against any sense of dominance towards no. 3. Separation of circa 6.5m to an upper floor bedroom window at no. 3, guards against any loss of light / overshadowing.
- 3.5.8 Separation between proposed bedroom windows to the first floor and first floor bedroom windows to the rear of no. 2 Briarcroft, to the rear of the site, is in excess of the 21m minimum standard.

3.5.9 Accordingly, the relationship between the proposal and neighbouring dwellings is found to be acceptable, in compliance with the requirements of Policy 8, the Residential Design Guide SPD and The Framework.

3.5.10 Highways

Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street parking, in accordance with the Council's adopted standards.

3.5.11 An additional bedroom is proposed, generating the need for an additional in-curtilage parking space. Two additional spaces are proposed, in exceedance of the Council's minimum benchmark standard for a 5 bedroom dwelling. These are illustrated below:



Extracted from proposed drawings, Younus Khan Architectural Consultant, Oct 2021.

3.5.12 Accordingly, highway impacts arising from the development are found to be acceptable, in accordance with the requirements of Policy 10 and The Framework.

3.5.13 Design / Character & Appearance

Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.

3.5.14 The extensions are considered a proportionate addition to the host dwelling, through adherence to the following design principles advocated in the SPD:

- Subordinate first floor ridge line;
- matching first floor roof profile;
- matching external materials;
- proportionate fenestration; and
- adequate retention of outdoor amenity space.

3.5.15 The hipped roof profile of the ground floor rear element is also suitably sympathetic. Moreover, as a hipped roof, rather than a gable, it has a reduced mass which limits impact on the neighbouring property.

3.5.16 The porch to the front of the property (shown below), projects perpendicular from the existing single storey element. Its modest scale, matching gable roof profile and matching materials ensure a sympathetic addition to the street scape. Moreover, the alteration is considered in the context of varied frontages to properties along Moorcroft.



Extracted from proposed drawings, Younus Khan Architectural Consultant, Oct 2021

3.5.17 Matching materials will be secured via condition.

3.5.18 Accordingly, the proposal is found to constitute good design, in accordance with the requirements of Policy 11, the Residential Design Guide SPD and The Framework.

3.5.19 Other Matters

Local residents have expressed concern at the scale of the proposal, as a disproportionate addition, in contrast to local context and the prospect of the property becoming a House in Multiple Occupation (HMO). Justification of scale is offered above. As regards a HMO, such concern is unfounded. The proposal seeks alterations to an existing dwelling, no change of use is proposed.

3.5.20 Summary

This report assesses the householder planning application. The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the proposal balanced against any potential harm that may arise from its implementation. This report finds that the proposal meets the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, adopted Supplementary Planning Documents and the National Planning Policy Framework.

4.0 RECOMMENDATION

4.1 Approve:

Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the application received as detailed on the Location Plan and drawings numbered:

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

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.

5.0 PLANNING HISTORY

5.1 No planning history exists for the site.

6.0 CONSULTATIONS

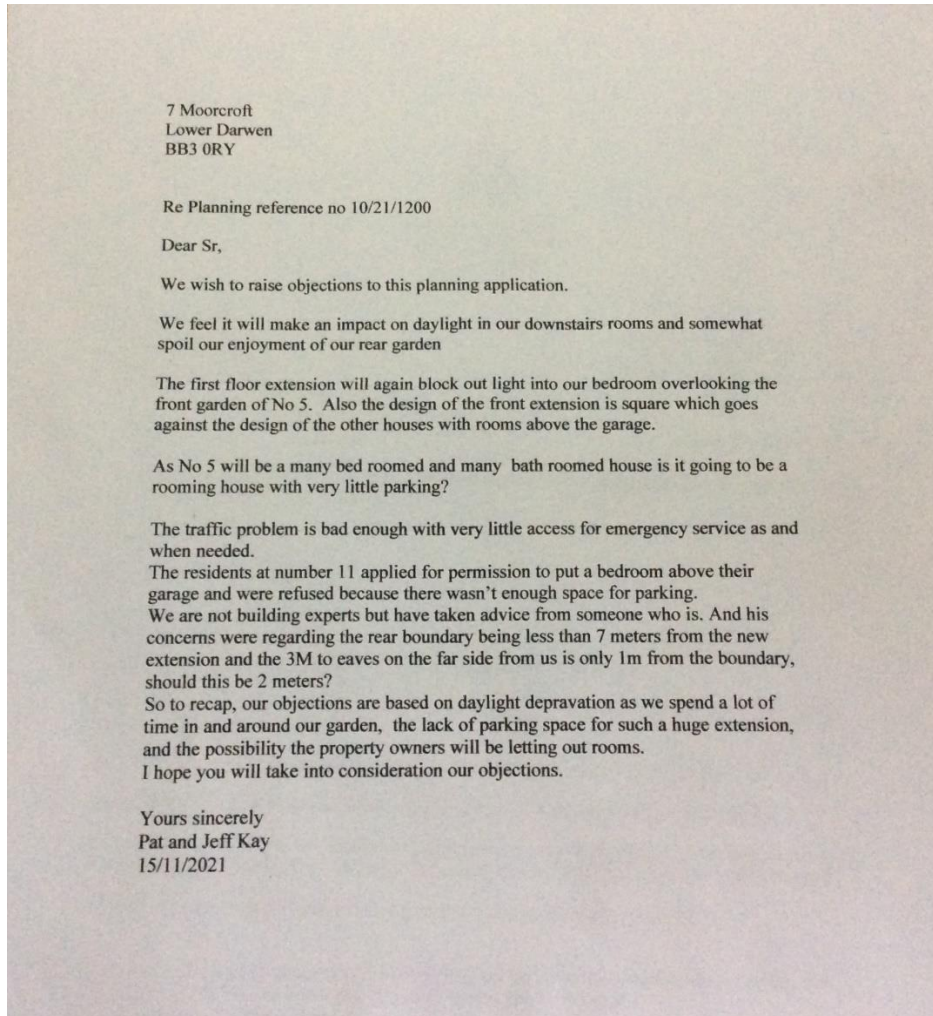
6.1 As a householder application, consultation was limited to the public and Ward Members. 8 letters were posted to the local community. In response, 6 objections were received (see Summary of Representations).

7.0 CONTACT OFFICER: Nick Blackledge – [Principal Planner].

8.0 DATE PREPARED: 7th January 2021

9.0 SUMMARY OF REPRESENTATIONS

Objection – Pat & Jeff Kay, 7 Moorcroft, Lower Darwen. Received – 15/11/2021



Objection - Steve Fielding, 10 Moorcroft, Lower Darwen. Received – 15/11/2021

I wish to raise my **objection** to the proposed planned alterations to
5 MOORCROFT LOWER DARWEN Application no 10-21-1200

The proposed changes to the front elevation to incorporate a dormer above what was a garage, this has already been converted to a room.

The change to the frontage of the property is **out of character** with the rest of the houses on the cul-de-sac NONE having an extension of this type, giving rise to a dormer bedroom /room. There are

some four bedroom houses with a sloped roof above the integral ground floor garage yielding a slightly larger 4th bedroom on the first floor (which were built as per the original plans of 1989 }

The housing on the cul de sac were designed and were planned in 1989 for detached 3 and 4 bedroom residential dwellings and essentially it remains the same.

I question the need for such extensive alterations generating numerous extra rooms and bathrooms, is this purely for residential use or is it planned for this to become an investment property for example a house for multiple occupancy .

If the plan is at some stage for this to become a house of multiple occupancy it would be out of balance with all the other houses on the cul de sac which are just family 3 and 4 residential family homes .Another obvious concern is with increased occupancy the requirement for additional parking

Objection – Steve Fielding, 10 Moorcroft, Lower Darwen. Received – 01/12/2021

Dear sir

Can I thank Nick Blackledge for the time he spent yesterday with us ,explaining the extent of the planning application as noted below.

I am please to see the proposed alterations to the front elevation have now been altered.

However as stated on my original submission . I still question the need for such extensive alterations generating numerous extra rooms and bathroom's is this purely for residential use or an investment property .The proposed alterations appear to almost double the existing footprint of the original house.

The housing on the cul -de -sac of Moorcroft and in all the surrounding developments off Milking Lane ,of which there have been many and indeed more are planned around the new Millbank Road area have always been essentially for 3 and 4 bedroom residential dwellings .So a proposed dwelling of this size and with so many rooms would be a first in the area and out of kilter with the rest of the housing in the area .

Objection – Mrs G Gunn, 9 Moorcroft, Lower Darwen. Received – 16/11/2021

Dear Sirs

I would like to object to the planning application as detailed above.

One of the main concerns is the future use of this property as it is being converted from a 4 bedroom property to what could be numerous more bedrooms (unclear on the future plans) but it could be 6 or 7 bedrooms.

Is this going to be a multi-occupancy property?

It would not fit in with existing properties on the close which are 3 or 4 bedrooms.

The plans seem to have been "pushed" through as there has not been much time for any objections, the plans had only been submitted in October.

The external appearance does not conform with the existing properties

Parking is another issue with only limited parking spaces at the property and limited on street parking available. It can prove difficult to park on the close now, without the possibility of additional cars adding to congestion.

Objection – Peter Leach, 15 Moorcroft, Lower Darwen. Received – 16/11/2021

I wish to comment on the above application. I feel that it should not be approved because of the problems associated with parking.

Moorcroft is a small development consisting of 21 houses, which are accessed by a single road leading to a small hammerhead at the top. When constructed in the early 90's, drives were provided for parking for each property, which at the time were adequate. However with the increase in car ownership in the last 30 years this is now no longer the case. Due to the narrowness of the road there are frequently problems for delivery vehicles because of cars double-parked on the road, and this could prove very problematic for emergency vehicles, should the need arise.

The proposed extension would see the addition of 2 further bedrooms to the property (a ground floor guest bedroom and another on the 1st floor). It is very likely that the increased occupancy will result in additional vehicles which will cause further congestion.

I would also point out that a few years ago your department rejected a similar application for a similar extension for the very same reason at No 11 Moorcroft.

Objection – Daphne & Richard Hill, 2 Briarcroft, Lower Darwen. Received – 17/11/2021

Dear Sir/Madam,

I am writing to inform you of our concerns regarding the planning application @ 5 Moorcroft Lower Darwen.

We already feel that we are overlooked by this house, we can see people in the house even without lights on & if the building is coming nearer our fence then the problem will be worse. The building will not be far off our fence & we appear to be the only neighbour that they look directly onto.

A double storey extension will make it all the more easier to look directly into our garden & there will be more people living in the house as it will have more bedrooms & very little outside space.

We have no problems with the owners & we don't how long they have owned the property for but they have not done any repairs to the fence when there have been problems with the tennant's dogs etc so we are a little wary as to how good the extension will look & blend in with the rest of the surrounding buildings.

Objection – Daphne & Richard Hill, 2 Briarcroft, Lower Darwen. Received 25/11/2021

We have looked at the new proposed planning application & cannot see anything that is different from our view of the back of the house. We feel it will be too near our fence & there will be very little garden left.

Our original thoughts about this application still stand, the building will be out of keeping with the rest of the houses in the street.

Objection – John Ashurst, 3 Moorcroft Lower Darwen. Received – 02/12/2021

I am writing with respect to the above planning application for 5 Moorcroft, Lower Darwen.

I do not feel that the proposed changes impact my household though I have some serious reservations about the impact of such a large dwelling in Moorcroft.

Cars being parked on the road/pavements is already a problem, such a large dwelling will certainly make this problem worse as at best the drive at number 5 can hold 2 small cars.

I feel that without more off road parking at number 5 this application is going to lead to more on road parking which could result in increased difficulties for young families with prams or people in wheelchairs etc.

Objection – John Ashurst, 3 Moorcroft, Lower Darwen. Received – 06/12/2021

A couple of years ago the drain in my drive became blocked because of wet wipe type products being flushed in the toilet.

I seem to recall that the drain from number 5 joined up into the one under my property. With a larger dwelling will the drains cope considering that I have already had a problem?
