

Proposed development: Full Planning Application for Erection of two storey side extension, single storey rear extension, flat roof dormer to rear, insertion of roof lights and roof canopy to front

**Site address:
33 Coronation Avenue
Feniscowles
Blackburn
BB2 5EL**

Applicant: Mr S. Close & Miss B. Leek

Ward: Livesey With Pleasington

**Councillor Derek Hardman
Councillor Mark Russell
Councillor Paul Marrow**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – subject to the conditions set out within section 4.1 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning & Highways Committee in accordance with the Scheme of Delegation, due to the receipt of an objection from Livesey Parish Council.

2.2 Assessment of the application finds that the proposal is acceptable and complies with the relevant policies. It is acknowledged that there would be some impact on the amenity of adjoining residents. However, these impacts are not considered to be excessive or unacceptable. Therefore, in accordance with the presumption in favour of sustainable development as set out in the NPPF, the proposal is considered acceptable.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site relates to a residential property positioned within the Blackburn urban boundary. The host building is semi-detached, constructed with red facing brick and a true pitched roof covered with concrete tile. The unit has an existing outrigger to the side, which is an original element and a consistent feature with other dwellings in the area. The immediate street scene is characterised by a mix of similar units and bungalows. The rear garden of the application site is bounded by the former Sappi site and the ongoing residential development.

Site Photographs:

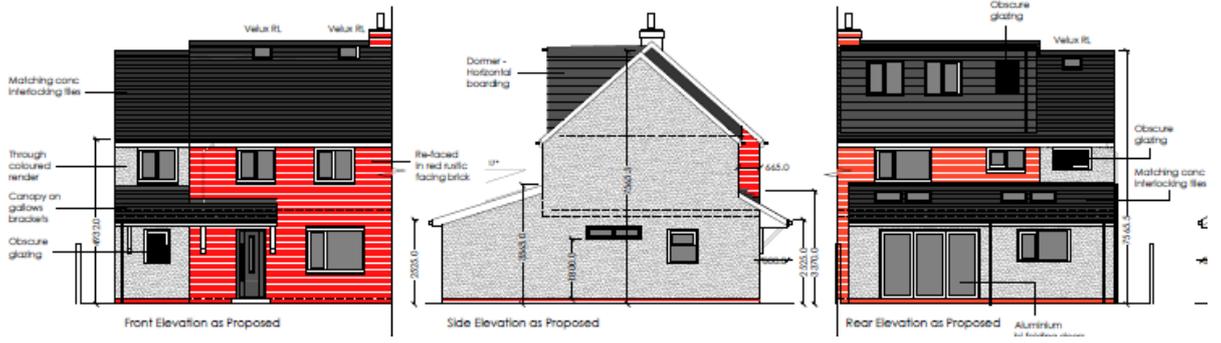




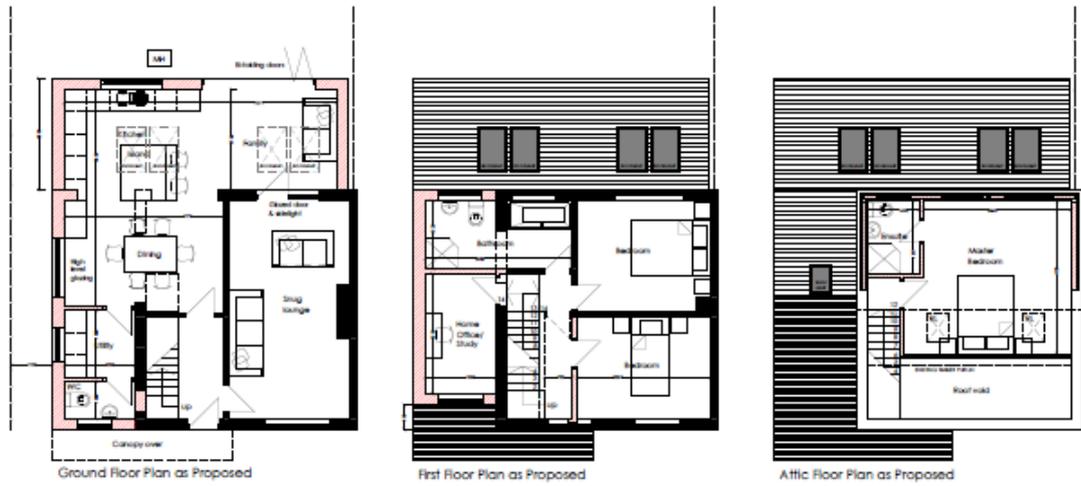
- Similar form of development in locality

3.2 Proposed Development

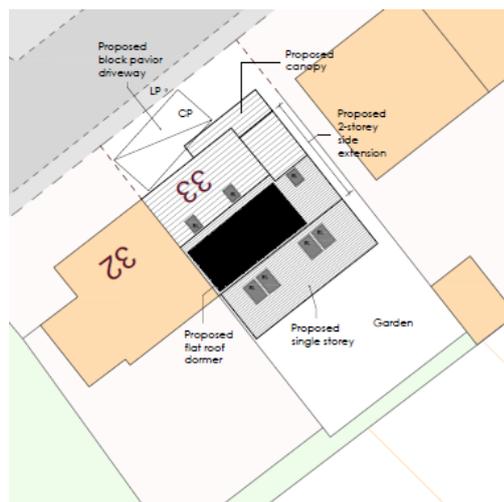
3.2.1 Following the receipt of amended drawings received 18th May 2022, planning approval is sought for the addition of a two-storey side extension; single storey rear extension; and rear flat roofed dormer. The proposed side extension will be flush with the host building's front elevation at ground floor level, whilst the first floor will have a 665mm set back. A canopy detail extends from the side extension and offers rain protection above the property's front door. The proposed rear extension will project 3m and extend across both the original property and the proposed side addition. The proposed extensions are detailed to harmonise with the host building, including the use of matching materials.



Proposed Elevations



Proposed Floor Plans



Proposed Site Layout

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 of the Core Strategy (2011) and Local Plan Part 2 – Site Allocations and Development Management Policies (2015). In determining the current proposal the following are considered to be the most relevant policies.

3.3.3 Core Strategy

- Policy CS16: Form and Design of New Development

3.3.4 Local Plan Part 2

- Policy 1: The Urban Boundary
- Policy 8: Development & People
- Policy 10: Accessibility & Transport
- Policy 11: Design

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (NPPF)

3.4.2 Residential Design Guide Supplementary Planning Document (SPD):

- Policy RES E1: Materials
- Policy RES E2: 45 Degree Rule
- Policy RES E3: Separation distances
- Policy RES E4: Detailing your extension
- Policy RES E5: Over Development
- Policy RES E7: Rear extensions
- Policy RES E9: Two storey side extensions
- Policy RES E10: The terracing effect.
- Policy RES E19: Extensions and parking

3.5 Assessment

3.5.1 In assessing this full application the following important material considerations are taken into account:

- Residential Amenity
- Visual Amenity / Design
- Highways / Parking

3.5.2 Residential Amenity:

Policy 8 of the Local Plan Part 2 (LLP2) (2015) requires development to secure a satisfactory level of amenity and safety for surrounding uses with reference to issues including; noise, loss of light, privacy/overlooking and the relationship between buildings. Those requirements are expanded upon within the policies of the adopted SPD: Residential Design Guide.

3.5.3 The proposed additions provide for a two storey element adjacent to the party boundary within no. 34. No.34 has no habitable windows within its side elevation and thus the side extension is not considered to harm the living standards of adjacent residents.

3.5.4 The proposal also includes a single storey extension that projects 3m from the rear wall of the host building, across the full width of both the existing property and the proposed two storey side extension. As a consequence there is a 3m projection on the party boundary with no.32 Coronation Avenue.

3.5.5 Policy RES E2: 45 Degree Rule sets a minimum requirement to ensure that the siting, form and massing of extensions do not represent an overbearing presence to neighbouring properties. The proposed 3m projection would marginally fail the 45 degree assessment. However, the proposed 3m element would, in isolation, ordinarily constitute permitted development. As such given these factors it would be unreasonable to resist this element.

3.5.6 The proposed rear dormer will introduce an additional floor and thus the potential for overlooking towards the nearest units to be constructed within the neighbouring Sappi site's redevelopment. However, following review of planning approval 10/18/0290 (Phase 1A), it is noted that the closest plot (no.19) is angled away from the application site, and thus there is no prospect of conflict between the dormer and the ongoing development – refer to extract below from the approved site layout to Phase 1A.



Extract from approved site plan pursuant to application 10/18/0290 (Phase 1) – showing relationship of No.33 Coronation Avenue with the proposed dwellings, including Plot 19.

3.5.7 In summary, the proposals are consistent with Policy 8 of the Local Plan and the SPD: Residential Design Guide.

3.5.8 Design/Appearance:

Policy 11 requires new development to present a good standard of design, demonstrating an understanding of the wider context and making a positive contribution to the locality. Those requirements are further set out within the adopted SPD: Residential Design Guide.

3.5.9 The parish council objection states; “Parish Councillors raised concerns at the size of the extensions on this property in relation to the current size and the impact on the houses in the area”.

3.5.10 SPD Policy RES E5: Overdevelopment, advises that proposals that result in over development of a plot will not be supported. No specific proportion of the plot to be retained is highlighted within the Policy, though the following issues need to be considered (1) proposal should not impact on neighbouring properties and (2) Properties must meet their own servicing needs with reference to matters including bin storage, parking and general use of outdoor space.

3.5.11 Consideration of point (1) has already been set out in the previous section. With regard to point (2); the development retains a 1m gap to the party boundary with no.34, which ensures access for servicing and bin storage is

retained. The proposed side extension will, however, result in the loss of an existing driveway space. This element is compensated by the provision of a new parking space within the front garden area. Thus the proposal provides none of the indicators that 'over development' will occur.

3.5.12 The proposed additions amount to sympathetic additions to the host building, with the two storey side addition being a common feature to other neighbouring properties in close proximity to the site, most notably the addition to no.3 Coronation Avenue.

3.5.13 The proposed roof form and general detailing aid assimilation and compliance with RES E9's requirements. The proposal does not provide for a 1.5m set back of the first floor side element, as required within Policy RES E10. Adequate mitigation is provided with the relationship to the adjacent property, no.34, which is a bungalow. This relationship serves to prevent any degree of terracing and thus the set-back requirement within Policy RES E10 can be offset.

3.5.14 In summary, the parish council's objection (see Section 6) cannot be substantiated given the key requirements within Policy RES E5 are being met. Further, the overall form of the additions are considered to harmonise effectively with the host building and wider street scene. On that basis compliance with Policy 8 and the SPD is achieved.

4.0 RECOMMENDATION

4.1 APPROVE 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 proposals as detailed on drawings:

Drawing No. SK.0.2B_Revision A, received 18th May 2022

Drawing No. SK.32.2A, received 18th May 2022

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

3. Notwithstanding the submitted details, the external materials to be used in the construction of the development 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

There is no planning history affecting the application site

6.0 CONSULTATIONS

Public Consultation: 5 neighbouring properties were individually consulted by letter. The exercise was repeated following the receipt of amended plans 18th May 2022. No representations to either consultation have been received.

Livesey Parish Council, received 10th May 2022:

“Parish Councillors raised concerns at the size of the extensions on this property in relation to the current size and the impact on the houses in the area”.

7.0 CONTACT OFFICER: Martin Kenny, Principal Planner

8.0 DATE PREPARED: 30th May 2022