

Proposed development: Full Planning Application for Single storey extension to side/front and formation of front and rear access ramps

**Site address:
16 Morley Avenue
Blackburn
BB2 4TE**

Applicant: Blackburn with Darwen Council

Ward: Mill Hill & Moorgate

**Councillors: Jim Smith
Julie Gunn
Damian Talbot**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE, subject to the conditions recommended within Paragraph 5.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is presented to the Planning and Highways Committee, in accordance with the Scheme of Delegation, as Blackburn with Darwen Borough Council is the Applicant. The planning application has been submitted under Regulation 4 of the Town & Country Planning Regulations 1992.

2.2 The proposal relates to a Householder planning application for the erection of a single storey extension to the side and front with the installation of access ramps to the front and rear of the dwelling. The application is submitted as part of the Council's work in applying for a Disabled Facilities Grant (DFG) to help modify a home environment for disabled people.

2.3 The key issues to be addressed in determining the application are;

- The potential for impacts on residential amenity, with specific reference to aural amenity, and the preservation of adequate levels of domestic privacy;
- Design, and the potential for negative impacts on visual amenity;
- Parking provision and the potential for highway safety implications;

2.4 Assessment of the application finds that the proposal on balance is acceptable from a technical point of view and complies with the relevant policies within the Development Plan.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is a semi-detached dwelling set in a corner plot at the junction of Morley Avenue and Fielding Crescent, Blackburn. The property is of a traditional style with a hipped roof form and has garden areas to the front, side and rear.

3.1.2 The surrounding area is predominately residential in nature and is characterised by semi-detached and terraced properties of similar styles. St Bede's High School is situated a short distance away to the south-west of the proposal site.



Figure 1: Google aerial view of the application site

3.2 Proposed Development

3.2.1 Planning permission is sought for the erection of a single storey front and side extension to the eastern elevation of the property which will form two bedrooms and a bathroom. The proposed extension will project circa 4.7m beyond the existing side elevation of the dwelling and measure 10.5m in length in which 2.4m will project beyond the front build line. The extension will be constructed with a flat roof at a ridge height of 3.5m and external walls are to be finished in cream silicone resin render.

3.2.2 The proposal also includes providing level access to the front and rear of the property in the form of an access ramp with appropriate landing areas, gradients and handrails. The submitted proposed plans and elevations are shown below;

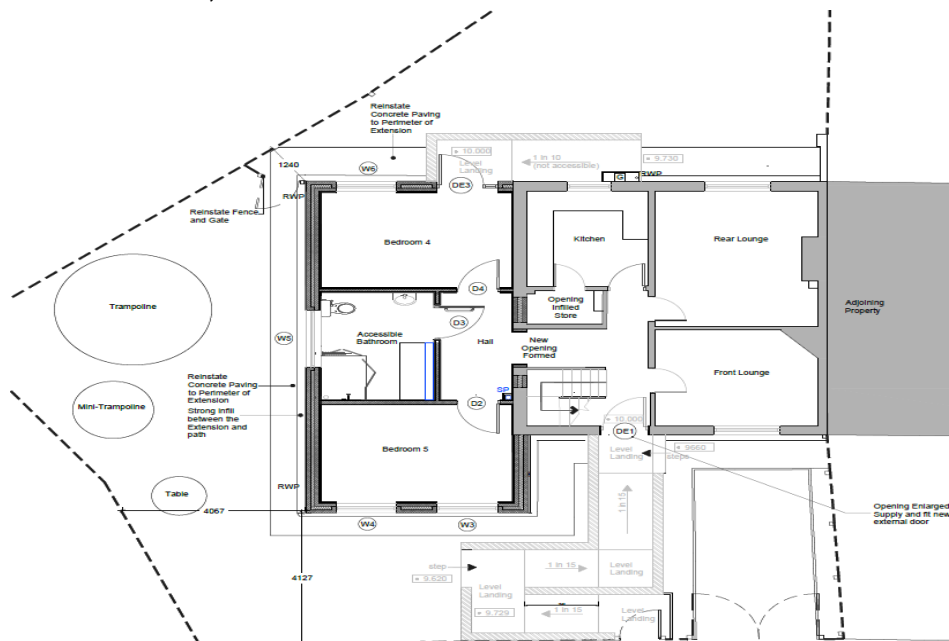


Figure 2: Proposed Floor Plan

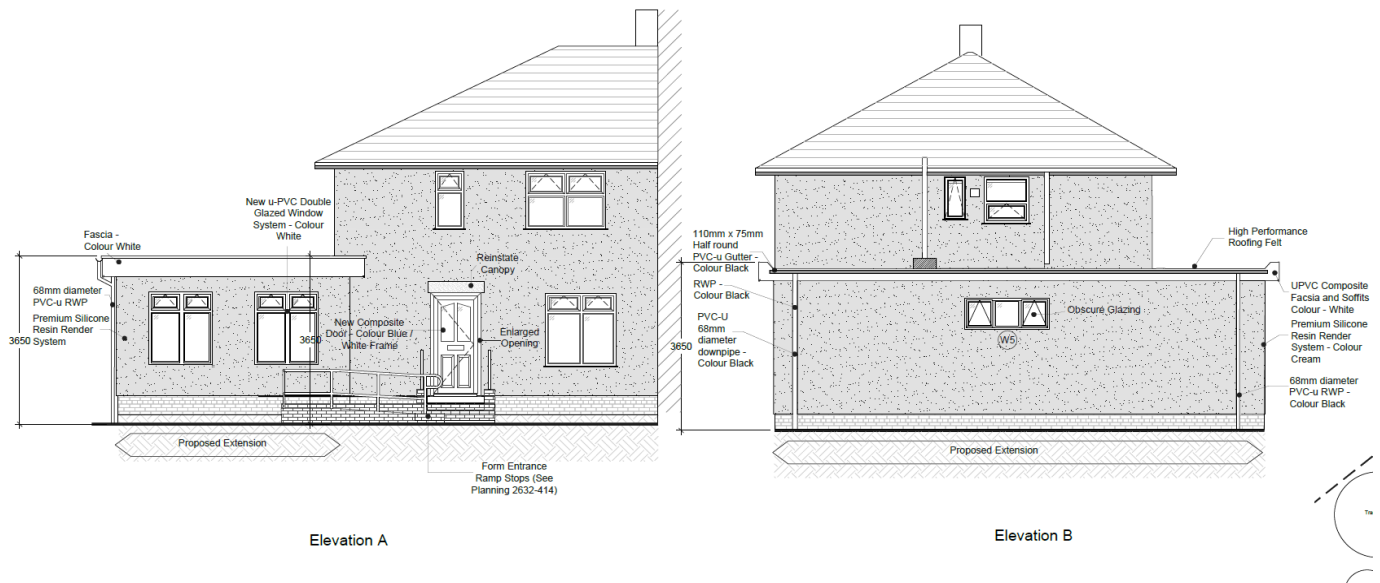


Figure 3: Proposed Elevations

3.2.3 The proposed works are being carried out are for the needs of two children that currently reside at the property and require disability adaptations following recommendations from an Occupational Therapist (OT). The works form part of a Council DFG funded project. The design has been developed to provide suitably sized rooms for users as outlined by the Council's Building Consultancy Team and OT which have determined the spaces required for each child.

3.3 Case Officer Photos



3.4 Development Plan

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

3.4.2 The 'Development Plan' comprises the adopted Core Strategy DPD (2011) and adopted Local Plan Part 2 – Site Allocations and the Development Management Policies (2015).

3.4.3 Core Strategy

- Policy CS16 – Form and Design of New Development

3.4.4 Local Plan Part 2

- Policy 8 – Development and People
- Policy 10 – Accessibility & Transport
- Policy 11 – Design

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework (NPPF)

3.5.2 Residential Design Guide Supplementary Planning Document

3.5.3 BwD Parking Standards

4.0 ASSESSMENT

4.1.1 When assessing this application there are a number of important material considerations that need to be taken into account. They are as follows:

- Residential Amenity
- Design/Visual Amenity
- Off-street parking

Residential Amenity

4.1.2 Policy 8, amongst other criteria, requires successful proposals to secure satisfactory levels of amenity for users of the development and surrounding uses, with reference to matters including; light, privacy/overlooking and the relationship between buildings. These matters are reinforced within the Design SPD.

4.1.3 The proposed side extension will be attached to the eastern elevation of the property covering a large proportion of the side garden area. The plot towards the rear boundary is tapered. The dwelling immediately south-east, No.30 Fielding Crescent is positioned off-set to the proposal site. There are no window openings within the rear elevation of this aforementioned property closest to the shared party boundary at ground floor. Therefore, the proposed extension will not affect the current living conditions enjoyed by the occupants at No.30 in terms of loss of light and outlook.

4.1.4 In addition, a high boundary close boarded fence separates the two properties which will screen a large proportion of the development, and thus mitigates any concerns regarding loss of privacy resultant of the rear bedroom window.

4.1.5 The existing separation distance between the proposal dwelling and the property directly adjacent to the front, No.15 Morley Avenue is circa 22.3m. The proposal will result in this distance being reduced to around 19.9m, and will see the introduction of two front bedroom windows which will face towards front primary windows at No.15. Whilst it is accepted this is below the minimum 21m standard to be achieved for windows of facing habitable rooms, the shortfall distance is relatively minimal. Also, the relationship to the nearest habitable room window at No.15 is a ground floor to first floor, and therefore direct views into the affected rooms will be limited. On that basis, the single storey extension is not considered to be unduly harmful in terms of privacy loss for users of the development nor occupiers of No.15.

- 4.1.6 A bathroom window will be positioned within the side elevation of the proposed extension. The plans demonstrate that the window will be fitted with obscure glazing, and therefore safeguards against any privacy impacts for future users of the development. This will also be secured via condition.
- 4.1.7 The proposed disabled access ramps are not considered to impact neighbouring amenity due to their siting, design and modest scale.
- 4.1.8 Sufficient amenity space is retained within the curtilage of the dwelling, and external access to the rear of the property will also be maintained for bin storage etc.
- 4.1.9 For the above reasons, the proposal is considered to be acceptable from an amenity perspective for both future users of the extension and existing neighbouring residents, in accordance with Policy 8 and relevant Design SPD Policies.

Design/Visual Amenity

- 4.1.10 Policies CS16 and 11 require development proposals to be of a high standard of design through demonstrating an understanding of the sites wider context and making a positive contribution to visual amenity. Those requirements are reiterated in the Residential Design Guide SPD in relation to the appearance of domestic extensions.
- 4.1.11 RES E8 of the Design SPD relates to single storey side extensions and requires the design of the extension to be in keeping with the existing property by virtue of materials, overall architectural style, roof form, fenestration details which reflect and adds to the appearance of the house and its surroundings.
- 4.1.12 The proposed extension will be constructed with a flat roof. This type of roof form fails to reflect the hipped roof of the main dwelling. Options have been explored to attempt to incorporate a pitched roof design (i.e. mono or hip). However, due to scale of the extension which is sized to meet the approved OT requirements, these type of roof forms cannot be accommodated given the angle of the roof slope required without resulting in the loss of the existing first floor side windows which currently provide adequate light and ventilation to the rooms they serve.
- 4.1.13 Notwithstanding the above, there are a number of existing flat roof side extensions in the surrounding area, notably at 77 Green Lane and several dwellings along Shorrock Lane which is a short distance away to the east of the proposal dwelling. Examples of these are shown in the images below;



Figure 4: Existing Flat Roof Side Extensions (Left Top – 77 Green Lane, Right Top – 106 Shorrock Lane, Middle Bottom – 221 Shorrock Lane)

4.1.14 Taking the above into consideration, precedent for this type of development has already been set in the locality, and therefore the proposal will not unduly harm the visual amenities of the host dwelling and street scene by virtue of its proposed roof form.

4.1.15 The proposed extension will project forward of the existing front build line of the property by approximately 2.4m. Although, the proposal will appear as a more prominent addition in the streetscape, it is not considered to be visually detrimental due to the lack of a set build line for properties on the southern side of Morley Avenue and the corner location of the host dwelling. The overall size of the extension is also not deemed to result in a disproportionate addition.

4.1.16 With regards to the external materials proposed, the walling of the extension will be finished in cream coloured resin render to match the existing property and felt covering to the roof which is appropriate. The window detailing for the

proposed extension will be in keeping with the main dwelling in terms of size and design.

4.1.17 Although some loss of open garden to the side will occur, a substantial and proportionate section will be retained. As such, this will reduce the sensitivity of the proposal and maintain the general theme of open garden space attributed to corner plots.

4.1.18 Turning to the visual impacts of the proposed access ramps. They will be constructed with tarmac surfacing with a slight gradient increase featuring dwarf walls to enclose and painted black steel handrails. Overall, they have been appropriately designed and would not result in an incongruous form of development. The rear access ramp will also not be visible from any public vantage points given boundary treatment screening.

4.1.19 As such, the proposed development is acceptable in visual design terms, thereby according with Policies CS16 and Policy 11.

Off-street Parking

4.1.20 Policy 10, part 3 (ii) requires development to meet its own off-street parking in accordance with the Council's adopted parking standards. The requirement for 2/3 bed units is to provide for 2 off-street parking spaces and 4+ bedroom units to provide for 3 spaces.

4.1.21 The proposed development will result in the creation of two additional bedrooms, and thus the dwelling comprises of five bedrooms overall. As such, three off-street parking spaces should be provided.

4.1.22 The proposal dwelling currently benefits from a small driveway to the front which is sufficient in size to accommodate the parking of one vehicle. Whilst it is acknowledged, the proposal fails to provide the additional two spaces within the curtilage of the dwelling, in this instance it is important to take into account the justification of the proposal when assessing parking needs.

4.1.23 The proposed extension will provide ground floor bedrooms and a wet room for two child occupants that suffer disabilities. On that basis, it is unlikely that additional car demand will be created resultant of the development.

4.1.24 Furthermore, it was noted on my site visit that there is ample opportunities to park on-street without causing detrimental impacts to the safe, efficient and convenient movement of vehicles using the surrounding road network.

4.1.25 On balance, the proposal in terms of highway impacts and parking provision is considered acceptable, in accordance with LPP2, Policy 10.

Summary

4.1.26 This report assesses the Householder planning application for the proposed single storey extension to the side and front of the dwelling, and external alterations to form front and rear access ramps.

4.1.27 In considering the proposal, a wide range of material considerations have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the aims and objectives of the Local Development Plan and The Framework.

5.0 RECOMMENDATION

5.1 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 permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Drawing No. 2632-PL-07 – Location Site Plans;
- Drawing No. 2632-PL-03 – Proposed Floor Plans;
- Drawing No. 2632-PL-04 – Proposed Elevations;
- Drawing No. 2632-PL-05 – External Works – Front; and
- Drawing No. 2632-PL-06 – External Works – Rear - Received 20th October 2022.

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

3. The materials to be used on the external surfaces of the development as indicated on Drawing No. 2632-PL-04 – Proposed Elevations received on 20th October 2022 and the submitted application form shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

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 (2015) and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

4. The bathroom window in the side elevation of proposed extension hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale). The window shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the privacy and amenity of users of the host dwelling, in compliance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 (2015).

6.0 PLANNING HISTORY

6.1 No previous planning history.

7.0 CONSULTATIONS

7.1 Public Consultation

Public consultation has taken place by means of 11 letters posted to surrounding neighbouring addresses on 24th October 2022. In response to the public consultation, no letters of representation have been received.

8.0 CONTACT OFFICER: Jamie Edwards, Planning Officer

9.0 DATE PREPARED: 30th November 2022