

Proposed development: Full Planning Application for Double storey side extension, single storey rear extension and conversion of rear garage to habitable room

Site Address:
842 Livesey Branch Road
Livesey
Blackburn
BB2 5EG

Applicant: Mrs Emma Garner

Ward: Livesey With Pleasington Councillors: Derek Hardman
Paul Marrow
Mark Russell



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The planning application is presented to Committee in accordance with the Scheme of Delegation of the Council's Constitution due to an objection having been received on the 11th May 2023 from Livesey Parish Council.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site relates to a two storey, semi-detached dwelling situated on the eastern side of Livesey Branch Road, Blackburn. The property externally is finished in pebble dash render and red brickwork.
- 3.1.2 The immediate street scene in which the application site is situated is characterised by semi-detached, two storey dwellings, however, all feature differing architectural designs/features and external materials. To the west of the application site (directly opposite) is Pleasington and Feniscowles War Memorial Recreation Ground.

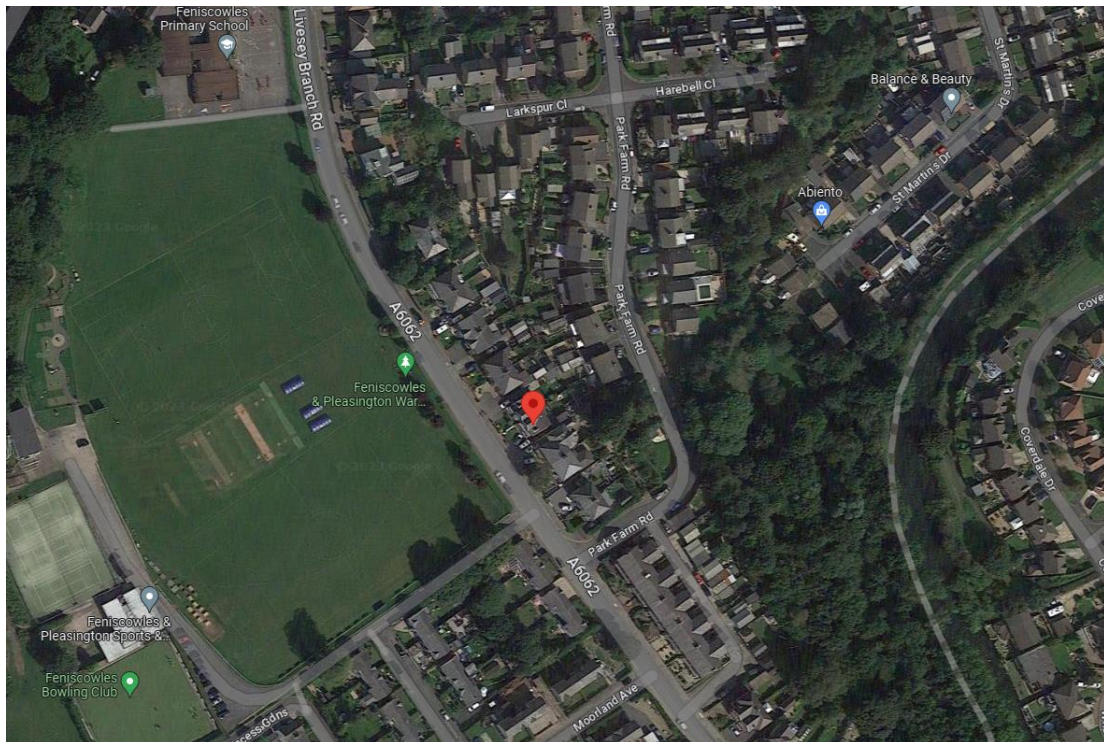


Figure 1: Google aerial view of the application site

3.2 Proposed Development

- 3.2.1 The proposal relates to a householder planning application for a double storey side extension, single storey rear extension and conversion of garage to form habitable room. The proposed single storey rear extension will join the existing garage to the proposed double storey side extension.

3.2.2 The proposed double storey side extension will project 2.7 metres off of the side elevation towards the boundary with No.844 Livesey Branch Road, the proposal will measure 8.2 metres in length along the southern side elevation of the property. Proposed height to the ridge will be 7.5 metres, height to the eaves at the front elevation will be 2.6 metres and height to eaves at the rear elevation will be 5.3 metres. This is because of the sloping roof design at the front elevation of the property which ensured harmony with the existing roof form. The proposed single storey rear extension will project 800mm off of the rear elevation of the proposed double storey side extension to join the extensions to the existing garage which will also be converted to a bedroom.

3.2.3 The existing and proposed plans and elevations are shown below:



3.2.4 The same existing and proposed plans and elevations as above and newly supplied proposed site plan showing required parking dimensions (received 30/05/2023).



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 Blackburn with Darwen Borough Local Plan Part 2 (2015)

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

3.4.3 Residential Design Guide Supplementary Planning Document Revised Edition (September 2012)

- RES E1: Materials
- RES E2: 45 Degree Rule

- RES E3: Separation Distances
- RES E7: Rear Extensions
- RES E9: Two Storey Side Extensions

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework (NPPF)

3.5.2 BwD Parking Standards

4.0 Assessment

Residential Amenity

- 4.1.1 It is important to consider the potential impacts the proposed development would have on the residential amenity of the occupiers of nearby dwellings.
- 4.1.2 Local Plan Part 2, Policy 8 ii) requires new development to “secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust or other pollution or nuisance, privacy/overlooking and the relationship between buildings
- 4.1.3 RES E7 of the residential design guide states that rear extensions should not have an unacceptable impact on neighbouring amenity.
- 4.1.4 Furthermore, RES E2 of the Residential Design Guide seeks to ensure house extensions avoid overbearing additions with respect to the 45 degree rule.
- 4.1.5 The proposed single storey rear extension seeks to infill the space between the existing garage and the proposed double storey side extension so that the two become joined. This is considered to be acceptable due to an existing double storey side extension and single storey rear extension present at No.844 Livesey Branch Road which runs the full length of the proposed double storey side extension.
- 4.1.6 The proposed double storey side extension will project 2.7 metres off of the side elevation towards the boundary with No.844 Livesey Branch Road, a marginal gap of 200mm will be retained between the proposal and shared common boundary with the abovementioned property.
- 4.1.7 RES E3 of the Residential Design Guide requires that 21 metres is maintained between facing windows of habitable rooms. A window is to be inserted within the rear elevation of the first floor aspect of the double storey side extension. This window is a proposed bedroom; 21 metres will be maintained between the application site and No.84 Park Farm Road. Furthermore, the double storey side extension does not project beyond the existing build line.
- 4.1.8 A window is proposed within the front roof slope of the proposed double storey side extension. This window will serve a bathroom, a condition will be attached to ensure this window is fitted with obscure glazing in order to protect the privacy of the occupants and neighbouring occupiers.

- 4.1.9 No windows are proposed within the side elevation of the double storey side extension and there are no existing windows along the side gable elevation at No.844, as such overlooking/privacy is protected.
- 4.1.10 The existing rear garage/store room is also proposed to be converted in to a bedroom. Two windows will be inserted within the side elevation which will face the rear garden of No.840 Livesey Branch Road.
- 4.1.11 There is an existing single storey rear extension at No.840 which features a set of patio doors and a window. However the insertion of the abovementioned windows within the side elevation of the existing garage will not be directly facing to the rear of No.840 Livesey Branch Road and as such privacy will be protected due to the oblique angles between windows.
- 4.1.12 The proposal is considered to meet the requirements of Policy 8 of the LLP2 (2015) and supporting SPD Policies.

Design and Visual Amenity

- 4.1.13 Policy 11 of the Blackburn with Darwen Local Plan Part 2 (2015) requires all new development to “present a good standard of design and will be expected to:
- i) Demonstrate an understanding of the wider context; and
 - ii) Make a positive contribution to the local area.
- 4.1.14 Furthermore, point ii) of RES E7 of the Residential Design Guide requires the design of the extension to be in keeping with the existing property by virtue of:
- Materials
 - Overall architectural style
 - Roof form and pitch
 - Size, proportion and position of openings
 - Fenestration details
- 4.1.15 The double storey side extension will be finished in matching red brickwork and spar dash to the host dwelling. Spar dash will be used from the first floor upwards which will ensure the proposals are subordinate to the host property.
- 4.1.16 Matching red brickwork will be used for the single storey rear infill extension, this will match that of the existing garage materials. A standard condition will be attached to ensure ‘materials to match’.
- 4.1.17 RES E9 of the Design SPD relates to two storey side extensions and states proposals are required to meet the following criteria:
- i) The extension does not form an obtrusive feature on the street scene;
 - ii) Where appropriate, the general front building line has been respected; and

- iii) The roof design is appropriately integrated with that of the existing property, normally by either a) extending the pitched roof of the original house, or b) use of a pitched roof on the extension itself. Any new roofline must be secondary to the original in terms of scale. Flat roofs on two storey side extension will not be acceptable.
- 4.1.18 Furthermore, RES E10 of the Residential Design Guide requires that side extensions should appear subordinate to the main house to ensure that the original properties remain the dominant element of the street scene.
- 4.1.19 Amended plans were received on the 11th April 2023 which saw the introduction of a setback element of the double storey side extension of 1.5 metres from the existing front elevation of the property. Furthermore, the double storey side extension has been set down 500mm from the main ridge line, this ensures that the proposal will appear as a secondary element to the dwelling.
- 4.1.20 A double storey side extension and single storey extension to rear was approved under application reference 10/15/1571. It was noted on site that these proposals have never been constructed but there is an existing single storey extension projecting approximately 1.5 metres along the boundary with No.840 Livesey Branch Road. This scheme is considered to be of better design due to the set down and set back element which has been incorporated.
- 4.1.21 It is acknowledged that the proposed rear extension accords with RES E7, RES E9 and RES E10 of the Residential Design Guide as well as Policy 11 of the LPP2 (2015) and therefore provides a positive addition to the host dwelling.

Highways

- 4.1.22 Policy 10 of the LPP2 (2015) requires that road safety and the safe, efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for vehicular access, off-street servicing and parking in accordance with the Council's adopted standards.
- 4.1.23 Furthermore, RES E19 requires any extensions to properties which may affect provision of parking, must provide adequate parking within the property's curtilage, and will not result in an unacceptable increase in on street parking.
- 4.1.24 The proposed development would result in the creation of two additional bedrooms, as such the property will move from a three bed to a five bed. The Council's adopted parking standard requires five bedroomed dwellings to provide a minimum of three off-street parking spaces.
- 4.1.25 The proposal dwelling benefits from a large front driveway, an amended site plan was received on the 30th May 2023 which demonstrates an additional parking space being created to allow for 3 off-street parking spaces in accordance with the Council's Parking Policy and required dimensions.
- 4.1.26 A condition will be attached to ensure this space is brought in to use before prior to the first occupation of the approved extensions. A further condition will also be attached to ensure the approved driveway is made of porous materials or provision is made to direct run-off water from the hard surface to permeable or porous surfaces within the curtilage of the dwelling.
- 4.1.27 Compliance with Policy 10 of the LPP2 (2015) is achieved.

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:

Proposed Extension, Drawing Number 1507/01, Revision A, Date Received 11/04/2023

Proposed Extension, Drawing Number 1507/01, Revision B, Date Received 30/05/2023

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

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 to the satisfaction of 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 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

4. The newly formed window serving the bathroom located within the front elevation of the proposed double storey side extension at first floor as shown on drawing number 1507/02, Revision A received on 11th April 2023 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 windows 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 neighbouring properties in compliance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 (2015).

5. Prior to first occupation of the extension hereby approved, the three car parking spaces identified on drawing no.1507/01, Revision B, received on the 30th May 2023 shall be implemented and thereafter retained.

REASON: To ensure that off-street parking is maintained for the safe, efficient and convenient movement of all highway users in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

6. Notwithstanding the submitted details the hard surface/car parking area hereby approved to the front of the dwellinghouse shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

REASON: In order to guard against surface water run-off onto the public highway, in the interests of flood prevention, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

6.0 PLANNING HISTORY

- 6.1 10/15/1571 – 2 storey extension to side and single storey extension to rear

7.0 CONSULTATIONS

- 7.1 Public Consultation has taken place twice. Letters were initially posted to 4 neighbours on the 28th March 2023, due to a revised scheme being provided on the 11th April 2023 a further neighbour re-consultation was held from the 20th April 2023. The delay in the re-consultation was due to technical printing problems.

8.0 CONTACT OFFICER: Emily Colebourne, Assistant Planning Officer

9.0 DATE PREPARED: 25th May 2023

10.0 SUMMARY OF REPRESENTATIONS

Objection – Livesey Parish Council. Received: 11/05/2023

PLANNING APPLICATION 10/23/0239 Full Planning Application

Proposal: Double storey side extension, single storey rear extension and conversion of rear garage to habitable room

Location: 842 Livesey Branch Road, Livesey, Blackburn, BB2 5EG

Hi Emily,

At the last Parish Council meeting Councillors objected to the above scheme due to the inadequacy of parking facilities and the fact that it overlooked next door. Can you please bring this objection to the attention of the Planning Committee, and can you update the parish Council on the progress of the scheme.

Kind regards

Rory Needham
Clerk to Livesey Parish Council