

Your Ref :
Our Ref : 2021-08-06 LPA
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UPLOADED TO THE PLANNING PORTAL

Dear Sir/Madam

1 HARDMAN CLOSE, COWPE, ROSSENDALE, LANCASHIRE, BB4 7DL

TWO STOREY SIDE EXTENSION

PLANNING PORTAL REFERENCE: PP-10116395

Please find enclosed a householder planning application in relation to a two storey side extension at the above site on behalf of our client Ms Jessica Butler.

The application has been submitted on the Planning Portal under reference PP-10116395.

The application is accompanied by the following supporting documents which have been uploaded to the Planning Portal:

1. Completed Application Form.
2. This Covering Letter.
3. Location and Block Plan.
4. Existing Floor Plans.
5. Existing Elevations.
6. Proposed Floor Plans.
7. Proposed Elevations.

Our client has been nominated to pay the planning application fee via the Planning Portal.

Background

This planning application follows a previous application for a two storey side extension that was refused by a Decision Notice (DN) dated 4 May 2020 (Ref. 2020/0071).

There was one reason for refusal on the DN as follows:

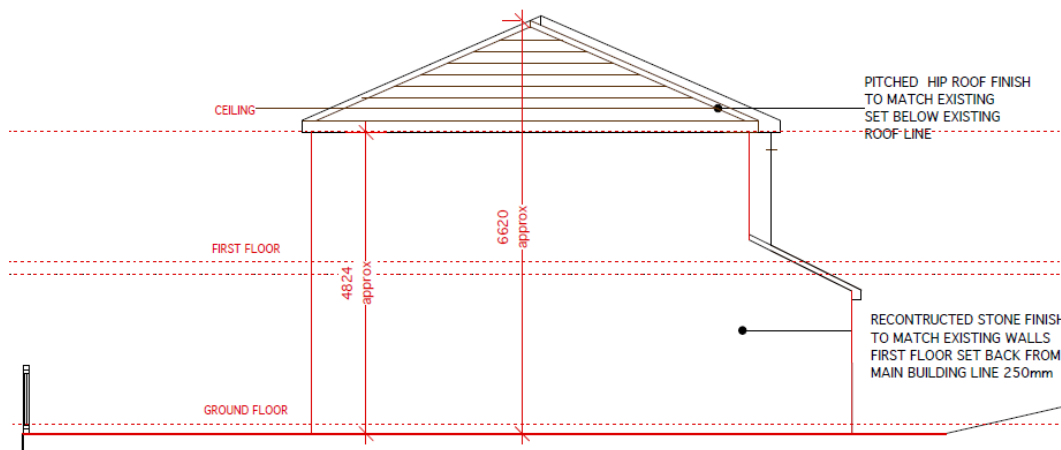
“The proposed 2-storey extension will result in an unacceptable loss of amenity for occupiers of the bungalow at 16 Hardman Drive. It will diminish the separation distance between the principal window of the kitchen of the neighbouring bungalow and the resulting house gable substantially below the 13m guideline set out in the Council’s adopted Alterations & Extensions to Residential Properties SPD (2008). Furthermore, the elevated floor-level of the extension relative to that of bungalow will add to the adverse impact of the extension upon the amenities of this neighbour in terms of light/outlook/overbearing in relation to the bungalow and its rear garden. The proposal is considered contrary to Section 12 of the National Planning Policy Framework, Policy 23 of the Council’s adopted Core Strategy (2011) and its Alterations & Extensions to Residential Properties SPD (2008).”

The subject planning application has sought to address the above reason for refusal as discussed below.

Amendments made to the previous scheme

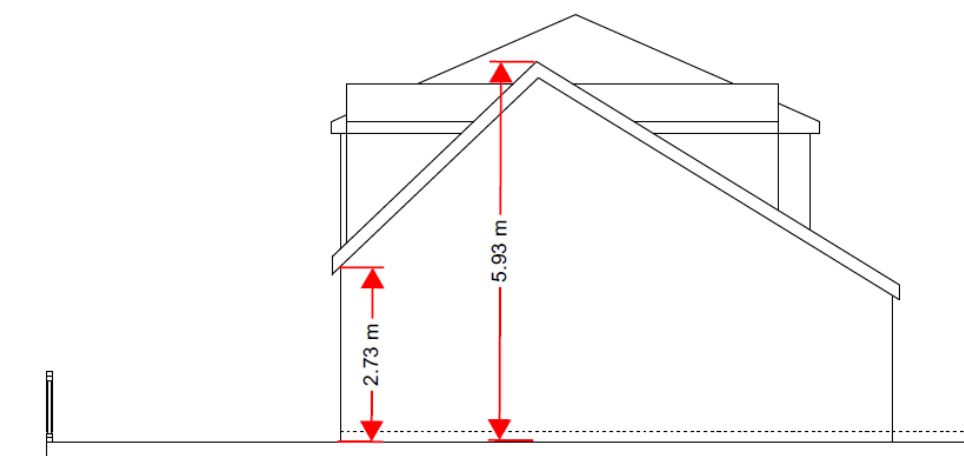
For ease of reference the following extracts show the previously proposed extension compared to the current one.

Side elevation facing No. 16 Hardman Drive for Application 2020/0071



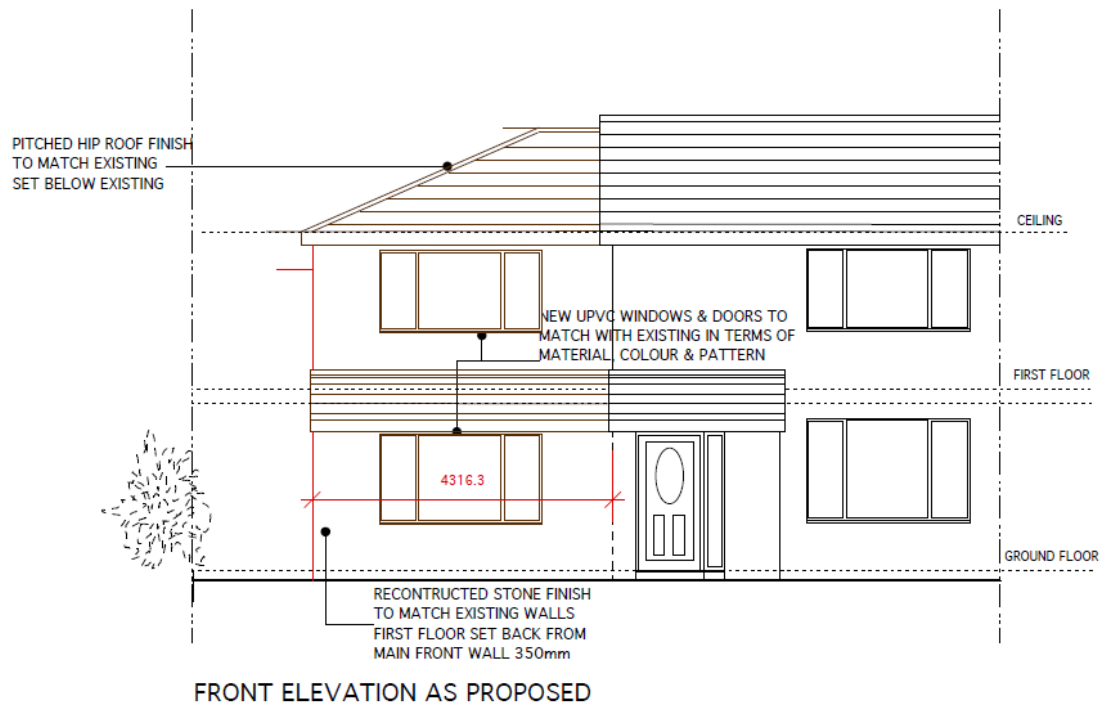
SIDE ELEVATION AS PROPOSED

Side elevation facing No. 16 Hardman Drive for current application



Side elevation

Front elevation for Application 2020/0071



Front elevation for current application



As shown above, the extension has been redesigned to reduce the impact on the neighbouring bungalow to the south (No. 16 Hardman Drive). Whilst the footprint of the extension remains identical to the refused scheme, the extension has been significantly redesigned to reduce volume/mass at first floor level and therefore reduce the impact on No. 16's amenity.

The previous proposal was for a 'true' two storey side extension with a pitched hip roof (4.82m to the eaves and 6.62m to the ridge) whereas the current proposal appears as a ground floor extension with accommodation in the roof. The proposed extension has a significantly reduced eaves height (2.73m) and a reduced ridge height (5.93m) when compared to the previous scheme. The use of front and rear dormers reduces the volume/mass at first floor level but also allows the first floor to be used as habitable accommodation for the applicant.

Summary

We trust that you will find this householder planning application to be in order. We look forward to receiving confirmation that the application has been registered and validated as soon as possible. Thereafter we look forward to working constructively with you through to determination.

If you have any queries about the enclosed application, I would be pleased to speak with you. In my absence please speak to my colleague Daniel Connolly.

Yours sincerely

A handwritten signature in black ink that reads "Niall Mellan". The signature is written in a cursive, flowing style.

**NIALL MELLAN BA (Hons) MSc MRTPI
Associate**

cc: Ms Jessica Butler The Applicant
Daniel Connolly Hourigan Connolly

Encl.