

**PLANNING STATEMENT TO ACCOMPANY  
PLANNING APPLICATION FOR:**

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**HOUSEHOLDER PLANNING CONSENT**

**APPLICATION FOR THE THE ERECTION OF  
A SINGLE STOREY SIDE EXTENSION**

**SITE AT : 42 HILLCREST AVENUE, CLIVIGER,  
BURNLEY, BB10 4JA**

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**FOR : MS V. MADDOX**

**DATE : SEPTEMBER 2023.**

## **1.0 INTRODUCTION**

- 1.1. This statement accompanies a householder planning application submitted to Burnley Borough Council for the erection of a single storey side extension at the application site.
- 1.2. This statement describes the application site, the proposed development and assesses its merits against the policies of the local development plan.

## **2.0 BACKGROUND**

- 2.1 The property is a semi-detached dwelling and is located within a residential area where there is a mixture of different house types and designs. The application site has private amenity space to the rear and ample parking/driveway to the front of the property.
- 2.2 The application seeks planning permission for a proposed single storey side extension to the side of the property comprising of a Bedroom with Ensuite facilities and Kitchen/Dining Area for an elderly relative.

## **3.0 PROPOSED DEVELOPMENT**

- 3.1 The proposed extension would be a lean-to extension and have a depth of 9.57m and a width of 3.31m. The proposed extension would have a maximum height of 3.77m to the ridge and 2.65m to eaves. The proposed extension will extend slightly beyond the front elevation of the existing dwelling (by 1.35m) and have a hipped roof to match the existing hipped roof of the dwelling. There is to be pathway of 1.3m between to the proposed extension and existing boundary to allow access to the Rear of the property. The proposed material finishes are to be as follows:

- Walls – Block with Render finish
- Roof – Marley Concrete Tiles
- Windows/Doors – UPVC to match existing

All proposed materials are to be similar in appearance to existing materials and therefore should not look out of place.

## **4.0 PLANNING HISTORY**

APP/2008/0359 – Proposed extension to existing conservatory to provide shower room – granted

APP/2017/0547 – Proposed single storey extension to side elevation – granted

APP/2018/0336 – Proposed two storey side extension – refused

APP/2018/0514 – Proposed two storey side extension (re-submission of APP/2018/0336) -granted

**5.0. HIGHWAY ISSUES**

- 5.1** The existing garage to the rear of the property is not currently used as a vehicle car parking space but primarily for the storage of garden furniture and tools. The proposed extension includes an additional bedroom and the existing dwelling has two bedrooms and a study, which will not change, therefore 2No. off street car parking spaces should be provided.
- 5.2** It is proposed that the existing driveway is to be widened to create the additional car parking space and surfaced in a porous material.

**6.0 CONCLUDING REMARKS**

- 6.1** On balance the proposals should be considered acceptable, especially given that a similar scheme has previously been granted (APP/2017/0547) and the design is in accordance with all Local plan policies.