

**REPORT FROM:** PLANNING, BUILDING CONTROL AND LICENSING  
SERVICES MANAGER

**TO:** DEVELOPMENT MANAGEMENT COMMITTEE

**DATE:** 24<sup>th</sup> October 2016

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## PLANNING APPLICATIONS

### PURPOSE OF REPORT

To determine the attached planning application

## REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 24 OCTOBER 2016

**Application Ref:** 16/0439/HHO  
**Proposal:** Full: Erection of dormers to front and rear.  
**At:** 50 Swaine Street, Nelson, Lancashire  
**On behalf of:** Mr S Aftab  
**Date Registered:** 28 June 2016  
**Expiry Date:** 23 Aug 2016  
**Case Officer:** Mubeen Patel

### **Site Description and Proposal**

At a meeting of Nelson Committee on 3<sup>rd</sup> October, 2016 the decision to approved this application was referred to this committee as it was a significant departure form policy

This application was deferred at the Nelson Committee meeting on 5<sup>th</sup> September for further discussion with the application. It was reported at the 3<sup>rd</sup> October meeting of Nelson Committee that no further amendments for the application have been received, and the recommendation remains for refusal.

The proposed development is for the construction of dormers to the front and rear roof slopes of No. 50 Swaine Street, Nelson. The site is located towards the end of the terrace where Swaine Street meets School Street. The property is located within a predominantly residential area of Nelson and the Whitefield Conservation Area.

Amended plans have been received for which show the proposed front dormer reduced in size and the design changed to a pitched roof dormer. The proposed dormers to the rear would remain as a flat roofed dormer as originally submitted.

The front dormer would measure 2.2m in width and 2m in height to the pitch of the roof, whilst the dormer to the rear would measure 3.5m in width, 2.15m in height and with a flat roofed design. Materials proposed are natural slate for the front and cheeks with UPVC window frames.

### **Relevant Planning History**

No relevant planning history.

### **Consultee Response**

**Highways LCC** - The Highway Development Control Section is concerned about the cumulative effect of the increasing numbers of terraced homes being extended to increase bedroom space without providing any additional parking facilities. From observations on site, on-street parking in this area of Nelson and surrounding roads

are at a premium and any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity and conflict for existing residents.

### **Public Response**

A site notice was posted on the nearest lamp post and 10 neighbours were notified by letter, no comments have been received.

### **Relevant Planning Policy**

Code	Policy
ENV1	Protecting and Enhancing Our Natural and Historic Environments
ENV2	Achieving Quality in Design and Conservation
LP 31	Parking
SPDDP	Supplementary Planning Document: Design Principles

### **Officer Comments**

The main issues to consider in this application are design and impact on the Conservation Area.

#### **Policy**

Policy ENV1 of the Core Strategy part 1 (Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 of the Core Strategy part 1 (Achieving Quality in Design and Conservation) states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Policy 31 'Parking' requires that new developments provide parking in line with the levels set out in Appendix 1 of the RPLP. This is addressed in the highways section

Development Guidance SPD states that new dormers will not normally be acceptable unless they are appropriate to the age and style of the building and a feature of the surrounding architecture. It also notes that wide flat roofed dormers can detrimentally affect the character and appearance of an area by introducing a bulky shape which is at odds with an existing pitched roof, and can therefore disrupt the vertical emphasis of Victorian or Edwardian facades. The Design Principles SPD also states that the roof is an important element of a buildings design and unsympathetic extensions can have a negative impact.

Local Authorities have a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve and enhance the appearance and character of Conservation Areas.

The NPPF (National Planning Policy Framework) states 'When considering the impact of a proposed development on the significance of a designated heritage

asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

The NPPF also states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

### **Design & Impact on the Conservation Area**

The property is located in the Whitefield Conservation Area. The Conservation Area is regarded as being of importance in terms of its heritage significance. The application site is a traditional stone built terraced property located towards a prominent corner location. The terrace has a distinctive decorative eaves detail and front gardens sloping down to the road with low stone walls.

The unbroken slope of the blue slate roof and stone chimneys are an essential part of the visual harmony of the terrace. The proposed dormer windows would almost extend across the full width of the property and disrupt this harmony to the front and rear. Their bulk, scale and large windows would be totally out of keeping with the terrace and would be seriously detrimental to the character and appearance of the street scene. Furthermore the UPVC window frames would undermine the quality and character of the Conservation Area.

In this instance, the significance will be harmed through the alteration of the heritage asset where the building is currently occupied and the significance of the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit.

Unlike some of the larger houses to Lomeshaye Road, dormers did not historically form part of the design of the terraces on Swaine Street, and there are no existing dormers on this terrace apart from the dormers to the front and rear of number 38 Swaine Street which have no planning history.

Part of the significance of the Conservation Area derives from the distinctive and consistent blue slate roofslopes of the terraces which are relatively simple in form but characterised by the repetitive chimney stacks which contribute so much to the local townscape character. The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row.

The house is particularly prominent being located at the end of a terrace, with both front and rear roofslopes being clearly visible in views from both Swaine Street and School Street and from further away along the side streets. Therefore the proposed dormers would not preserve the character or appearance of the Conservation Area would result in less than substantial harm to the significance of the Conservation Area.

## **Amenity**

The proposed dormers raise no significant or adverse amenity issues. The site is located within a typical terrace layout, with many properties having facing primary windows. The introduction of this development would not have a detrimental impact on adjacent neighbours in terms of privacy.

## **Highways**

The proposal would result in an additional two bedrooms in the property which would lead to the potential for more people to live at the property and may result in additional pressure on on-street parking. However it is not considered that this would result in significant harm to the living conditions of nearby residents as a result of inconvenience in finding space in which to park, or severe implications for highway safety. There is access to busses and public transport given its location to the town centre which would reduce the need for future occupants to have a car, and notwithstanding the representation made by the Highway Authority, no representations relating to problems of on- street parking have been made by members of the public.

Moreover, saved Policy 31 of the RPLP refers to the parking standards as maximum. Therefore the proposed development would not significantly impact on the living conditions of nearby residents or on highway safety, and would not be contrary to saved Policy 31 of the RPLP.

## **Summary**

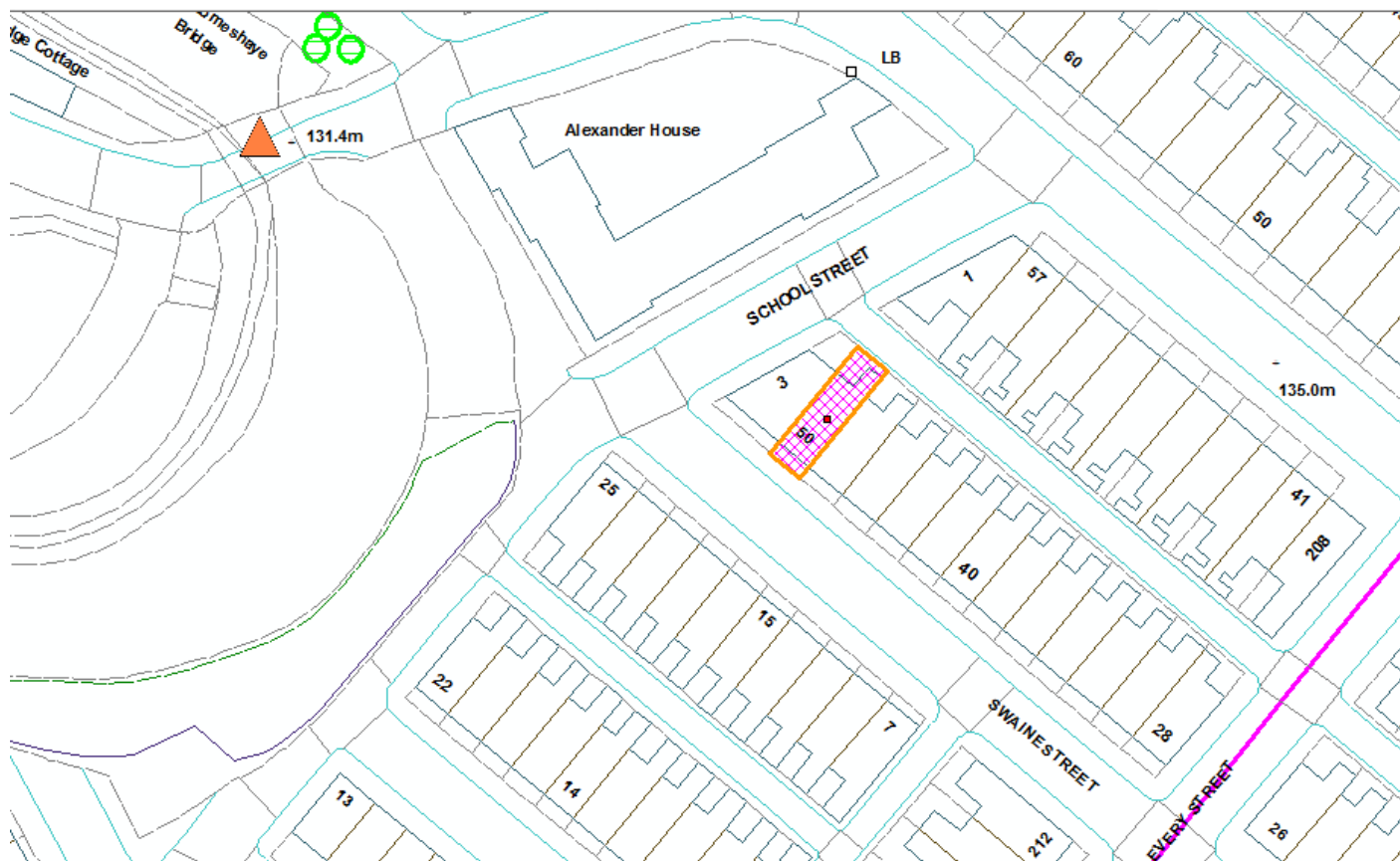
It is understood that the applicant wishes to increase the amount of living accommodation within the property. However, this would not result in a public benefit. Therefore, the proposal, in so far as it relates to the creation of dormers, would not be consistent with Paragraph 134 of the Framework and Policies ENV1 and ENV2 of the Core Strategy Part 1 which require development to conserve and enhance heritage assets such as the Whitefield Conservation Area, and to prevent harm to them, without clear and convincing justification.

The Council has a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to ensure that new development within Conservation Areas either preserves or enhances its character and appearance. It cannot be said in this instance that the development will achieve either of these aims.

## **RECOMMENDATION: Refuse**

For the following reasons:

1. The proposed development would, by virtue of their scale, design and materials have an adverse impact on the appearance of the host property and would be detrimental to the character of the Whitefield Conservation Area. The significance will be harmed through the alteration of the heritage asset where the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit contrary to Paragraph 134 of the National Planning Policy Framework (NPPF), Policies ENV1 and ENV2 of the Core Strategy Local Plan Part 1 and the advice set out in the Design principles SPD.



**Application Ref:** 16/0439/HHO

**Proposal:** Full: Erection of dormers to front and rear.

**At:** 50 Swaine Street, Nelson, Lancashire

**On behalf of:** Mr S Aftab

## REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 24 OCTOBER 2016

**Application Ref:** 16/0440/HHO  
**Proposal:** Full: Erection of dormers to front and rear.  
**At:** 3 School Street, Nelson, Lancashire  
**On behalf of:** Mr A Anwar  
**Date Registered:** 28 June 2016  
**Expiry Date:** 23 Aug 2016  
**Case Officer:** Mubeen Patel

### **Site Description and Proposal**

At a meeting of Nelson Committee on 3<sup>rd</sup> October, 2016 the decision to approved this application was referred to this committee as it was a significant departure form policy

This application was deferred at the Nelson Committee meeting on 5<sup>th</sup> September for further discussion with the application. It was reported at the 3<sup>rd</sup> October meeting of Nelson Committee that no further amendments for the application have been received, and the recommendation remains for refusal.

The proposed development is for the construction of dormers to the front and rear roof slopes of No. 3 School Street, Nelson. The site is an end terraced property with its main gable elevation facing School Street. The property is located within a predominantly residential area of Nelson and the Whitefield Conservation Area.

Amended plans have been received for which show the proposed front dormer reduced in size and the design changed to a pitched roof dormer. The proposed dormers to the rear would remain as a flat roofed dormers as originally submitted.

The front dormer would measure 2.2m in width and 2m in height to the pitch of the roof, whilst the dormer to the rear would measure 3.3m in width, 2.1m in height and with a flat roofed design. Materials proposed are natural slate for the front and cheeks with UPVC window frames.

### **Relevant Planning History**

No relevant planning history.

### **Consultee Response**

**Highways LCC** - The Highway Development Control Section is concerned about the cumulative effect of the increasing numbers of terraced homes being extended to increase bedroom space without providing any additional parking facilities. From observations on site, on-street parking in this area of Nelson and surrounding roads are at a premium and any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity and conflict for existing residents.

## **Public Response**

A site notice was posted on the nearest lamp post and 11 neighbours were notified by letter, no comments have been received.

## **Relevant Planning Policy**

<b>Code</b>	<b>Policy</b>
ENV1	Protecting and Enhancing Our Natural and Historic Environments
ENV2	Achieving Quality in Design and Conservation
LP 31	Parking
SPDDP	Supplementary Planning Document: Design Principles

## **Officer Comments**

The main issues to consider in this application are design and impact on the Conservation Area.

### **Policy**

Policy ENV1 of the Core Strategy part 1 (Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 of the Core Strategy part 1 (Achieving Quality in Design and Conservation) states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Policy 31 'Parking' requires that new developments provide parking in line with the levels set out in Appendix 1 of the RPLP. This is addressed in the highways section

Development Guidance SPD states that new dormers will not normally be acceptable unless they are appropriate to the age and style of the building and a feature of the surrounding architecture. It also notes that wide flat roofed dormers can detrimentally affect the character and appearance of an area by introducing a bulky shape which is at odds with an existing pitched roof, and can therefore disrupt the vertical emphasis of Victorian or Edwardian facades. The Design Principles SPD also states that the roof is an important element of a buildings design and unsympathetic extensions can have a negative impact.

Local Authorities have a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve and enhance the appearance and character of Conservation Areas.

The NPPF (National Planning Policy Framework) states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost



through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

The NPPF also states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

### **Design & Impact on the Conservation Area**

The property is located in the Whitefield Conservation Area. The Conservation Area is regarded as being of importance in terms of its heritage significance. The application site is a traditional stone built terraced property in a prominent corner location. The terrace has a distinctive decorative eaves detail and front gardens sloping down to the road with low stone walls.

The unbroken slope of the blue slate roof and stone chimneys are an essential part of the visual harmony of the terrace. The proposed dormer windows would almost extend across the full width of the property and disrupt this harmony to the front and rear. Their bulk, scale and large windows would be totally out of keeping with the terrace and would be seriously detrimental to the character and appearance of the street scene. Furthermore the UPVC window frames would not be in keeping with the existing wood framed windows and would undermine the character of the Conservation Area.

In this instance, the significance will be harmed through the alteration of the heritage asset where the building is currently occupied and the significance of the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit.

Unlike some of the larger houses to Lomeshaye Road, dormers did not historically form part of the design of the terraces on Swaine Street, and there are no existing dormers on this terrace apart from the dormers to the front and rear of number 38 Swaine Street which have no planning history.

Part of the significance of the Conservation Area derives from the distinctive and consistent blue slate roofslopes of the terraces which are relatively simple in form but characterised by the repetitive chimney stacks which contribute so much to the local townscape character. The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row.

The house is particularly prominent being located at the end of a terrace, with both front and rear roofslopes being clearly visible in views from both Swaine Street and School Street and from further away along the side streets. Therefore the proposed dormers would not preserve the character or appearance of the Conservation Area would result in less than substantial harm to the significance of the Conservation Area.

### **Amenity**

The proposed dormers raise no significant or adverse amenity issues. The site is located within a typical terrace layout, with many properties having facing primary

windows. The introduction of this development would not have a detrimental impact on adjacent neighbours in terms of privacy.

### **Highways**

The proposal would result in an additional two bedrooms in the property which would lead to the potential for more people to live at the property and may result in additional pressure on on-street parking. However it is not considered that this would result in significant harm to the living conditions of nearby residents as a result of inconvenience in finding space in which to park, or severe implications for highway safety. There is access to busses and public transport given its location to the town centre which would reduce the need for future occupants to have a car, and notwithstanding the representation made by the Highway Authority, no representations relating to problems of on- street parking have been made by members of the public.

Moreover, saved Policy 31 of the RPLP refers to the parking standards as maximum. Therefore the proposed development would not significantly impact on the living conditions of nearby residents or on highway safety, and would not be contrary to saved Policy 31 of the RPLP.

### **Summary**

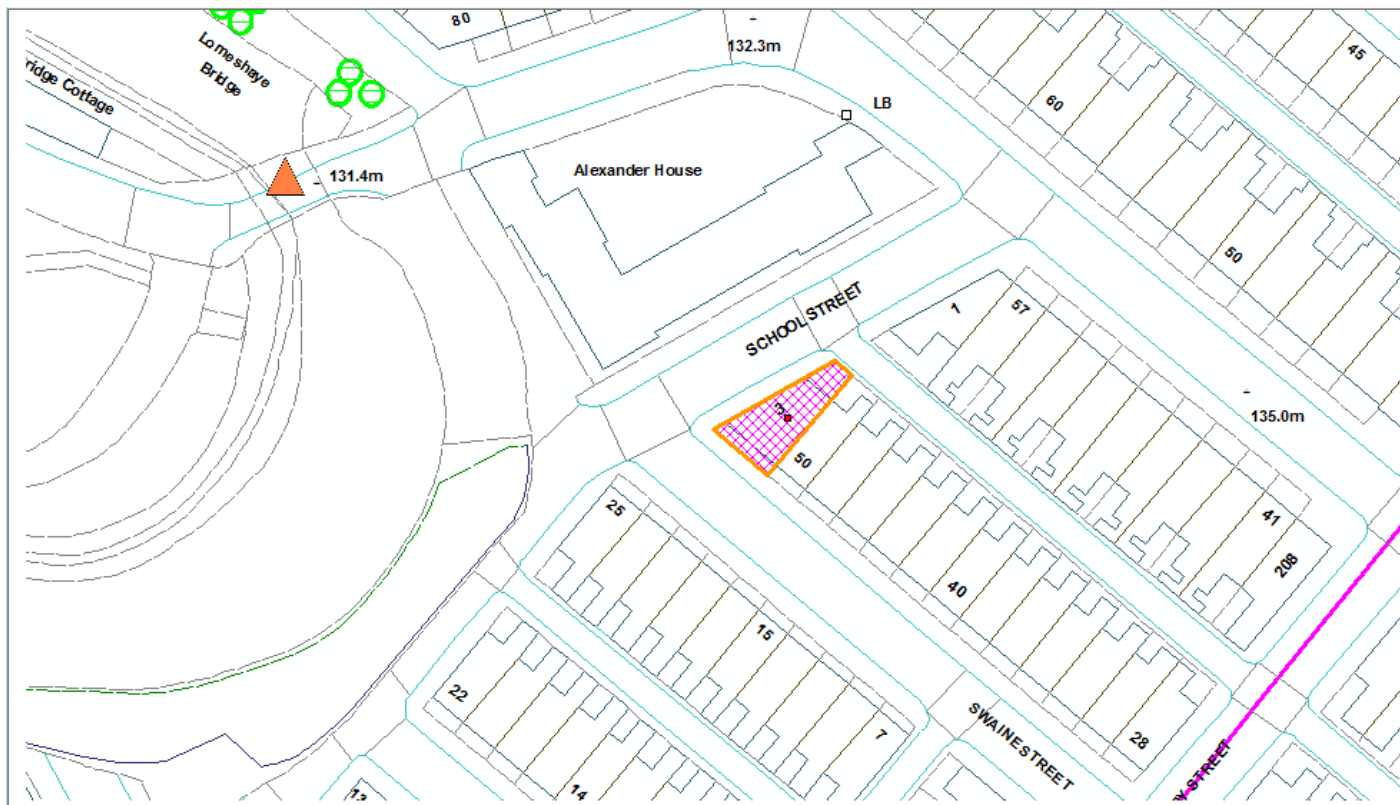
It is understood that the applicant wishes to increase the amount of living accommodation within the property. However, this would not result in a public benefit. Therefore, the proposal, in so far as it relates to the creation of dormers, would not be consistent with Paragraph 134 of the Framework and Policies ENV1 and ENV2 of the Core Strategy Part 1 which require development to conserve and enhance heritage assets such as the Whitefield Conservation Area, and to prevent harm to them, without clear and convincing justification.

The Council has a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to ensure that new development within Conservation Areas either preserves or enhances its character and appearance. It cannot be said in this instance that the development will achieve either of these aims.

### **RECOMMENDATION: Refuse**

For the following reasons:

The proposed development would, by virtue of their scale, design and materials have an adverse impact on the appearance of the host property and would be detrimental to the character of the Whitefield Conservation Area. The significance will be harmed through the alteration of the heritage asset where the harm would be much greater weighted against the individuals benefit of creating further bedroom space with no public benefit contrary to Paragraph 134 of the National Planning Policy Framework (NPPF), Policies ENV1 and ENV2 of the Core Strategy Local Plan Part 1 and the advice set out in the Design principles SPD.



**Application Ref:** 16/0440/HHO

**Proposal:** Full: Erection of dormers to front and rear.

**At:** 3 School Street, Nelson, Lancashire

**On behalf of:** Mr A Anwar

## **REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 24 OCTOBER 2016**

**Application Ref: 16/0531/HHO**

**Proposal:** Full: Erection of dormer windows to front and rear

**At:** 55-57 St. Mary's Street Nelson

**On behalf of:** Mr Zaman

**Date Registered:** 5 August 2016

**Expiry Date:** 4 October 2016

**Case Officer:** Kathryn Hughes

### **Site Description and Proposal**

At a meeting of Nelson Committee on 3<sup>rd</sup> October, 2016 the decision to approved this application was referred to this committee as it was a significant departure form policy

The site is a mid-terrace residential property located within the settlement boundary of Nelson in a residential area. The site lies within the Whitefield Conservation Area. The proposal is to erect two dormer windows to the front and rear roofslopes.

The two front dormers would measure 3.55m x 2m x 3.2m whilst the two dormers on the rear roofslope would measure 3.55m x 2m x 3.2m maximum. The front dormer would be sited between 0.25m and 0.4m lower than the ridge whilst the rear dormer would be sited between 0.2m and 0.35m lower than the ridge. Both sets of dormers would be set 0.2m above the eaves level.

The dormers would be finished in uPVC cladding and rubberised roofing material.

### **Relevant Planning History**

13/06/0139P – Erection of single storey extension to rear – Refused 26/04/2006.

13/06/0345P – Rear extension – Approved 10/07/2006.

### **Consultee Response**

LCC Highways – Concerned about the cumulative effect of the increasing number of terraced homes being extended to increase bedroom space without providing any additional parking facilities. From observations on site, on-street parking in this area of Nelson and surrounding roads are at a premium and any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity and conflict for existing residents. We would, therefore object to this application.

Nelson Town Council

PBC Conservation Officer - These houses are relatively plain. Dormers did not historically form part of this design. This differs from the nearby terraces which are more elaborate and higher status, with front canopies, bay windows and small pitched roof dormers. This stylistic difference in terraces contributes greatly to the significance of the conservation area. Part of the significance of the conservation area derives from the distinctive and consistent blue slate roofslopes of the terraces which are relatively simple in form but characterised by the repetitive chimney stacks which contribute so much to the local townscape character.

The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row. It would also display large areas of unsightly upvc cladding. The proposal would fail to preserve or enhance the character or appearance of the conservation area, as required by S72 of the 1990 Act. Though the harm caused to the significance of the Conservation Area would be less than substantial, this would not be justified by any public benefit, as required by NPPF 134. The proposal would also be in conflict with guidance in the CA SPD (paras 4.19-4.20).

## **Public Response**

Site and press notices posted and nearest neighbours notified by letter without response.

## ***Officer Comments***

The main issues for consideration are compliance with policy, impact on amenity (including the conservation area), design and materials.

### **1. Compliance with Policy**

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) requires developments to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

SPD: Design Principles and SPG: Conservation Area Design and Development Guidance lend support to both these policies.

The Design Principles SPD states that the roof is an important element of a buildings design and unsympathetic extensions can have a negative impact. It sets out several criteria that dormers should adhere to. Dormers should not be so large as to dominate the roof slope resulting in a property which looks unbalanced. Roof alterations should be minor and sympathetic to the original design of the building.

The Conservation Area Design and Development Guidance SPD also contains guidance on development. It emphasises a need to retain historic elements,

specifically identifying Whitefield as an area where original dormer windows exist. It states that new dormers should always be sympathetic to the building.

## 2. Impact on Amenity (including the Conservation Area)

The property is located within the Whitefield Conservation Area, where significant regeneration work has been undertaken over recent years, with group repairs to terraces and installation of traditional style windows, doors and boundary treatments.

The site is located within a typical terrace layout, with many properties having facing primary windows. The introduction of this development would not have a detrimental impact on adjacent neighbours in terms of privacy.

Local Authorities have a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve and enhance the appearance and character of Conservation Areas.

This row of properties is different from the others in the area as the houses are relatively plain. Dormers did not historically form part of this design.

The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row. The front dormer would be built right to the front of the roof, with no set-back. It would also display large areas of unsightly upvc cladding. The proposal would fail to preserve or enhance the character or appearance of the conservation area, as required by S72 of the 1990 Act. Though the harm caused to the significance of the Conservation Area would be less than substantial, this would not be justified by any public benefit, as required by para 134 of the National Planning Policy Framework. The proposal would also conflict with guidance in the Conservation Area Design and Development Guidance Supplementary Planning Guidance.

This proposal therefore fails to accord with policies ENV1 and ENV2 and the Conservation Area Design and Development Guidance SPD and the Design Principles SPD.

## 3. Design and Materials

This property has no roof alterations at present. The proposal is to create large flat boxed dormers to the front and rear of the building. The dormers are overly large with a poor design in the context of the vertical nature of the building, as with many Victorian terrace houses. The use of upvc and rubberised materials which are unsympathetic in Conservation Areas would be inappropriate and will not be supported.

In this case the design of the dormer windows is inappropriate due to its horizontal emphasis and top heavy appearance set only 200mm back from the eaves instead of the 1m set back from the front wall as required in the Design Principles SPD.

The position and size of the windows in the front dormers would unbalance this even further.

The materials proposed for the cladding of the dormers are upvc to the front and sides and rubberised matting to the roofs.

The large area of upvc cladding and rubberised matting would be inappropriate material and would result in harm to the character and appearance of Whitefield Conservation Area.

This proposal therefore fails to accord with policies ENV1 and ENV2 and the Design Principles SPD.

#### 4. Highways

The application site does not currently have any off-street parking provision and there is no prospect of accommodating any on the site. This is an acceptable situation for a terraced property.

#### 5. Summary

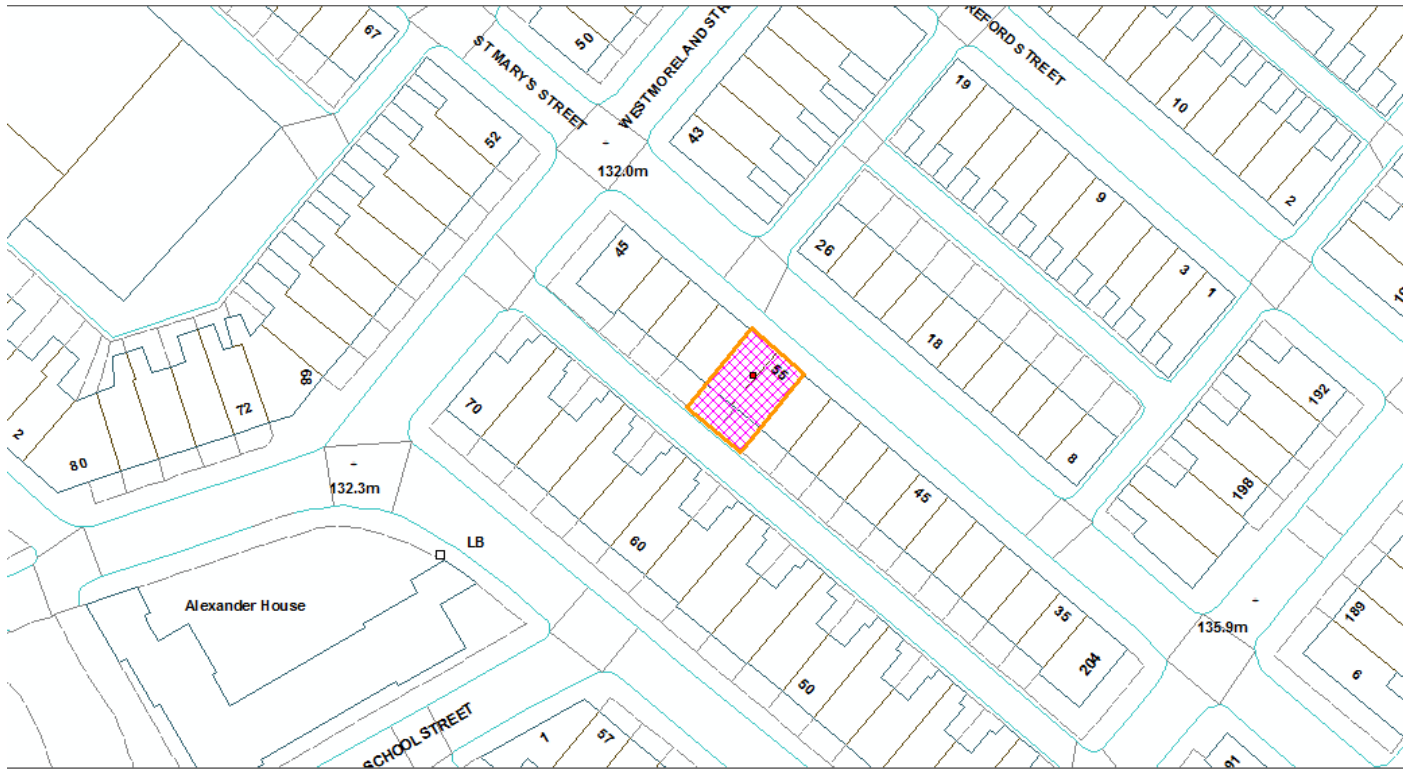
The proposed development would introduce poorly designed overly large dormer windows due to their size and position on the roofslopes, clad in materials which are not characteristic of the area and which would harm the appearance of the conservation area and thereby fails to accord with policies ENV1 and ENV2 of the Pendle Local Plan: Part 1 and also the guidance contained within the Design Principles and Conservation Area Design and Development Guidance SPD's.

In this particular case the proposed development would not preserve or enhance the character and appearance of the conservation area and therefore should be resisted.

### ***RECOMMENDATION: Refuse***

For the following reasons:

1. The proposed dormer windows would lead to a considerable reduction in the design quality of the area to the detriment of the character and appearance of the Whitefield Conservation Area due to their scale, siting, design and materials contrary to policies ENV1 And ENV2 of the Pendle Local Plan: Part 1 and the Conservation Area Design and Development Guidance SPD.



**Application Ref: 16/0531/HHO**

**Proposal:** Full: Erection of dormer windows to front and rear

**At:** 55-57 St. Mary's Street Nelson

**On behalf of:** Mr Zaman



## **REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 24 OCTOBER 2016**

**Application Ref:** 16/0532/HHO

**Proposal:** Full: Erection of dormer windows to front and rear

**At:** 53 St. Mary's Street Nelson

**On behalf of:** Mr Zaman

**Date Registered:** 5 August 2016

**Expiry Date:** 4 October 2016

**Case Officer:** Kathryn Hughes

### **Site Description and Proposal**

At a meeting of Nelson Committee on 3<sup>rd</sup> October, 2016 the decision to approved this application was referred to this committee as it was a significant departure form policy

The site is a mid-terrace residential property located within the settlement boundary of Nelson in a residential area. The site lies within the Whitefield Conservation Area. The proposal is to erect a dormer window to the front and rear roofslopes.

The front dormer would measure 3.55m x 2m x 3.2m whilst the dormer on the rear roofslope would measure 3.55m x 2m x 3.2m maximum. The front dormer would be sited between 0.25m and 0.4m lower than the ridge whilst the rear dormer would be sited between 0.2m and 0.35m lower than the ridge. Both dormers would be set 0.2m above the eaves level.

The dormers would be finished in uPVC cladding and rubberised roofing material.

### **Relevant Planning History**

13/08/0359P – Erect single storey rear extension (as amended) – Approved 21/08/2008.

### **Consultee Response**

LCC Highways – Concerned about the cumulative effect of the increasing number of terraced homes being extended to increase bedroom space without providing any additional parking facilities. From observations on site, on-street parking in this area of Nelson and surrounding roads are at a premium and any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity and conflict for existing residents. We would, therefore object to this application.

Nelson Town Council

PBC Conservation Officer - These houses are relatively plain. Dormers did not historically form part of this design. This differs from the nearby terraces which are more elaborate and higher status, with front canopies, bay windows and small pitched roof dormers. This stylistic difference in terraces contributes greatly to the significance of the conservation area. Part of the significance of the conservation area derives from the distinctive and consistent blue slate roofslopes of the terraces which are relatively simple in form but characterised by the repetitive chimney stacks which contribute so much to the local townscape character.

The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row. It would also display large areas of unsightly upvc cladding. The proposal would fail to preserve or enhance the character or appearance of the conservation area, as required by S72 of the 1990 Act. Though the harm caused to the significance of the Conservation Area would be less than substantial, this would not be justified by any public benefit, as required by NPPF 134. The proposal would also be in conflict with guidance in the CA SPD (paras 4.19-4.20).

## **Public Response**

Site and press notices posted and nearest neighbours notified by letter without response.

## ***Officer Comments***

The main issues for consideration are compliance with policy, impact on amenity (including the conservation area), design and materials.

### **6. Compliance with Policy**

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) requires developments to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

SPD: Design Principles and SPG: Conservation Area Design and Development Guidance lend support to both these policies.

The Design Principles SPD states that the roof is an important element of a buildings design and unsympathetic extensions can have a negative impact. It sets out several criteria that dormers should adhere to. Dormers should not be so large as to dominate the roof slope resulting in a property which looks unbalanced. Roof alterations should be minor and sympathetic to the original design of the building.

The Conservation Area Design and Development Guidance SPD also contains guidance on development. It emphasises a need to retain historic elements,

specifically identifying Whitefield as an area where original dormer windows exist. It states that new dormers should always be sympathetic to the building.

#### 7. Impact on Amenity (including the Conservation Area)

The property is located within the Whitefield Conservation Area, where significant regeneration work has been undertaken over recent years, with group repairs to terraces and installation of traditional style windows, doors and boundary treatments.

The site is located within a typical terrace layout, with many properties having facing primary windows. The introduction of this development would not have a detrimental impact on adjacent neighbours in terms of privacy.

Local Authorities have a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve and enhance the appearance and character of Conservation Areas.

This row of properties is different from the others in the area as the houses are relatively plain. Dormers did not historically form part of this design.

The large and bulky dormers proposed to both front and rear elevations would be clearly at odds with, and detract from the design and clean lines of the terrace row. The front dormer would be built right to the front of the roof, with no set-back. It would also display large areas of unsightly upvc cladding. The proposal would fail to preserve or enhance the character or appearance of the conservation area, as required by S72 of the 1990 Act. Though the harm caused to the significance of the Conservation Area would be less than substantial, this would not be justified by any public benefit, as required by para 134 of the National Planning Policy Framework. The proposal would also conflict with guidance in the Conservation Area Design and Development Guidance Supplementary Planning Guidance.

This proposal therefore fails to accord with policies ENV1 and ENV2 and the Conservation Area Design and Development Guidance SPD and the Design Principles SPD.

#### 8. Design and Materials

This property has no roof alterations at present. The proposal is to create large flat boxed dormers to the front and rear of the building. The dormers are overly large with a poor design in the context of the vertical nature of the building, as with many Victorian terrace houses. The use of upvc and rubberised materials which are unsympathetic in Conservation Areas would be inappropriate and will not be supported.

In this case the design of the dormer windows is inappropriate due to its horizontal emphasis and top heavy appearance set only 200mm back from the eaves instead of the 1m set back from the front wall as required in the Design Principles SPD.

The size and position of the window in the front dormer would unbalance this even further.

The materials proposed for the cladding of the dormers are upvc to the front and sides and rubberised matting to the roofs.

The large area of upvc cladding and rubberised matting would be inappropriate material and would result in harm to the character and appearance of Whitefield Conservation Area.

This proposal therefore fails to accord with policies ENV1 and ENV2 and the Design Principles SPD.

#### 9. Highways

The application site does not currently have any off-street parking provision and there is no prospect of accommodating any on the site. This is acceptable for a terraced street.

#### 10. Summary

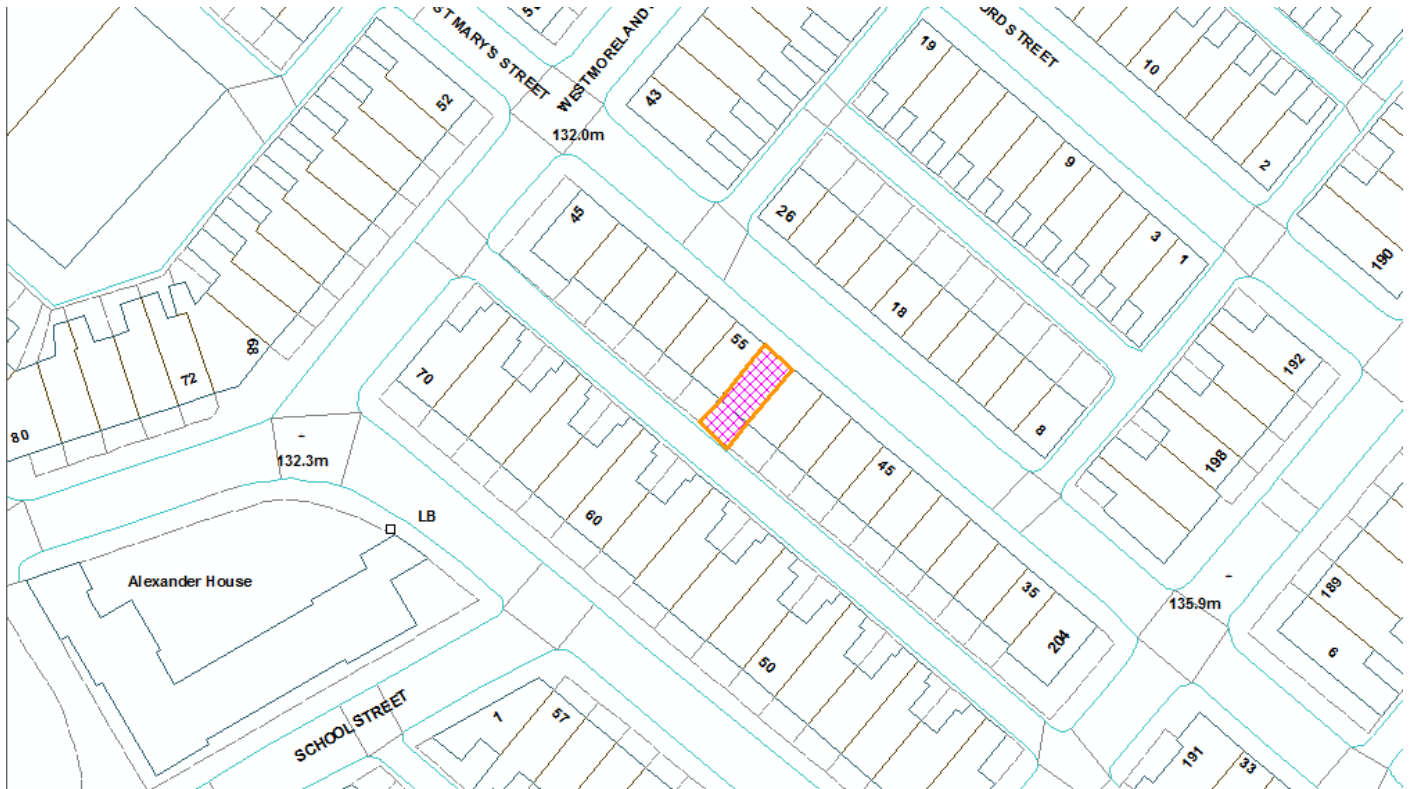
The proposed development would introduce poorly designed overly large dormer windows due to their size and position on the roofslopes, clad in materials which are not characteristic of the area and which would harm the appearance of the conservation area and thereby fails to accord with policies ENV1 and ENV2 of the Pendle Local Plan: Part 1 and also the guidance contained within the Design Principles and Conservation Area Design and Development Guidance SPD's.

In this particular case the proposed development would not preserve or enhance the character and appearance of the conservation area and therefore should be resisted.

### ***RECOMMENDATION: Refuse***

For the following reasons:

1. The proposed dormer windows would lead to a considerable reduction in the design quality of the area to the detriment of the character and appearance of the Whitefield Conservation Area due to their scale, siting, design and materials contrary to policies ENV1 and ENV2 of the Pendle Local Plan: Part 1 and the Conservation Area Design and Development Guidance SPD.



**Application Ref: 16/0532/HHO**

**Proposal:** Full: Erection of dormer windows to front and rear

**At:** 53 St. Mary's Street Nelson

**On behalf of:** Mr Zaman

## **LIST OF BACKGROUND PAPERS**

Planning Applications