

Design Principles SPD

SPD Objectives

1. To ensure new residential extensions positively contribute to the existing character and layout of established residential areas.
2. To provide guidance regarding new residential extensions to support and improve the design and quality of planning applications and provide greater certainty and consistency for applicants and residents.
3. To ensure that new residential extensions do not as a result of their design, scale, massing or orientation impact on the amenity of existing land uses to an unacceptable extent.
4. To ensure that new residential roof extensions positively contribute to the established roofscape within Pendle whilst providing flexibility to the occupiers / owners of dwelling houses to modify those properties.
5. To ensure changes to the frontages of commercial properties including shop fronts, security and signage positively contributes to the existing character of commercial frontages with particular attention being paid to gateway locations, main road frontages and principle shopping frontages where the aim must be to improve upon the quality of existing frontages.
6. To retain the character, features and proportions of established or original commercial frontages where such retention is not outweighed by the positive contribution of a modern design solution.
7. To positively engage and identify options to balance the need for security for commercial properties against the visual impact and potential wider community safety impacts of significant dead frontages at night.
8. To provide guidance regarding changes to shop front design, addition of security and location and design of signage to support and improve the vitality and quality of Town Centres and commercial frontages.