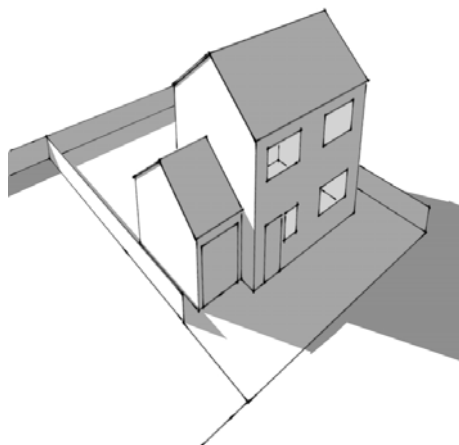


Local Development Framework for Pendle



Design Principles



Draft Supplementary Planning Document

2009



DRAFT

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Introduction 1

- 1.1** This chapter sets out what role a Supplementary Planning Document (SPD) has in the planning system and sets the Design Principles SPD within this context.

What is an SPD?

- 1.2** Introduced by the Planning and Compulsory Purchase Act in 2004, Local Development Frameworks (LDFs) are intended to streamline the local planning process and promote a proactive, positive approach to managing development. They contain a series of documents (Figure 1.1).

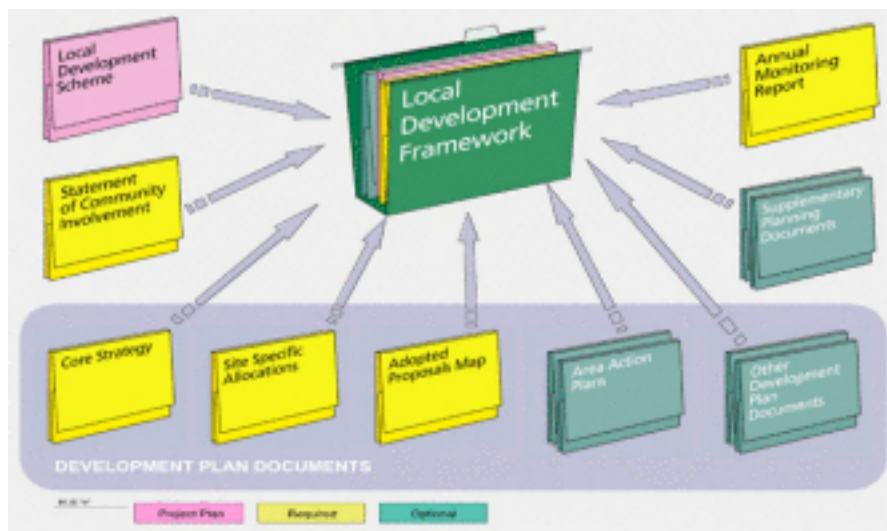


Figure 1.1 LDF Diagram

- 1.3** SPDs, whilst part of the LDF, do not form part of the statutory Development Plan. This contains the planning policies and site specific allocations and proposals that guide the nature and location of development. As such SPDs cannot be used to allocate land or introduce new planning policies. Their primary purpose is to provide additional information and guidance that expands on the thematic or site specific policies contained in the 'parent' DPD. Although SPDs go through public consultation procedures and sustainability appraisal, they are not subject to independent examination. They must be:
- consistent with national and regional planning policies as well as the policies set out in the Development Plan Documents contained in the Local Development Framework;
 - clearly cross-referenced to the relevant Development Plan Document policy which it supplements (or, before a relevant Development Plan Document has been adopted, a saved policy);
 - reviewed on a regular basis alongside reviews of the Development Plan Document policies to which it relates; and
 - the process by which it has been prepared must be made clear and a statement of conformity with the Statement of Community Involvement must be published with it.
- 1.4** More information about the Pendle LDF can be found in the Council's Local Development Scheme (LDS): www.pendle.gov.uk/lds

1 Introduction

Design Principles SPD

- 1.5** The aim of this document is to provide guidance to applicants apply for planning permission on the types of householder developments, shop fronts and advertisements which are likely to be acceptable to the local planning authority. It also provides advice in regard to planning and designing domestic extensions in a way which will enhance the appearance whilst maintaining the character of the neighbourhood and the amenity of neighbours.
- 1.6** This document provides advice which supplements policies in the adopted Replacement Pendle Local Plan (2006-2016), which was adopted by Pendle Council on 18th May 2006. Planning permission will, except in special circumstances, only be granted for development which complies with the Local Plan.

Policy Background 2

2.1 The guidance in this document should be read in conjunction with the adopted Replacement Pendle Local Plan (2006-2016) and in particular the following policies:

- **Policy 1** – Development in the Open Countryside - the policy states *“any proposed extension in the Open Countryside should not increase the size of the original building (as at 1st July 1948 or as originally constructed if it was after this date) by more than 25%”*.
- **Policy 9** – Buildings of Special Architectural or Historic Interest – the policy states *“the Borough Council will seek to preserve statutory Listed Buildings and conserve buildings of historic or architectural importance. These may be identified on the statutory list of buildings, on the Lancashire Sites and Monuments Record, or on a local list”*.
- **Policy 10** – Areas of Special Architectural or Historic Interest – the policy states *“the Borough Council will seek to conserve areas of identified historic or architectural interest and their setting. These will be designated as Conservation Areas or Historic Parks.”*
- **Policy 13** – Quality and Design of New Development – the policy states *“the Council will protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development.”*
- **Policy 14** – Trees, Woodland and Hedgerows – the policy states *“all new development should respect trees in terms of their location and the contribution they make to the local scene”* The reasoned justification part of the policy states that *“a tree survey will be required as a component of all planning applications where trees are found on site or adjacent land. The survey must be undertaken by a suitably qualified person, and should be in accordance with considerations in British Standard 5837 (2005) (Sections 4 and 5).”*

2.2 Also relevant is the recently adopted Pendle Conservation Area Design and Development Guidance SPD which assesses development within Conservation Areas.

Design Guide A: House Extensions

DESIGN GUIDE A: HOUSE EXTENSIONS

Permitted Development 3

- 3.1** Depending on their size and position, many house extensions and alterations do not need planning permission. The rules which determine whether a particular proposal requires planning permission are set by the Government and can be complex. Those proposals which are permitted without the need to apply for planning permission are called “Permitted Development”.
- 3.2** The Council will always advise people whether the development they are proposing to undertake requires planning permission. Guidance on the scope of permitted development can also be found at:
http://www.pendle.gov.uk/site/scripts/documents_info.php?documentID=137&pageNumber=2
- 3.3** Some such permitted development rights have been removed in respect of particular dwellings. The legislation is also subject to revision from time to time. Prospective applicants are therefore advised to contact the Council's Development Control section to seek advice if they are in doubt as to whether there are special controls in place. Additional controls may also be applicable for properties in Conservation Areas and for Listed Buildings.
- 3.4** Prospective applicants should note that although general guidance may be given with regard to the need for planning permission, a formal determination in respect of any specific proposal may only be obtained through an application for a Certificate of Lawful Development. This is a legally binding document which may prove useful when either selling a property or attempting to obtain a mortgage or loan for an extension.
- 3.5** In addition to the above, most building work, other than straightforward repairs, will require Building Regulations approval for which a separate application must be made. Approval under Building Regulations should not be taken as an indication that planning consent has been or will be granted.
- 3.6** When we receive an application it will be vetted for accuracy and for the fullness of the information supplied. Applications cannot be registered if any relevant information is missing. The criteria ensuring an acceptable quality of submission can be found in the Council's validation checklist which is available on the website or can be obtained directly from the Planning and Building Control Department. It should be noted that the criteria will change from time to time with the release of new requirements.

4 General Principles

- 4.1** All household extensions will be expected to adhere to the following general principles of design as well as to the relevant specific guidance set out in sections 5-9. It should however be noted that all dwellings and the relationship between dwellings vary. The principles and specific guidelines set out in this document will however apply in the great majority of cases.

Design

1. Design principles go beyond the simple use of matching materials, and should incorporate an appreciation of the scale and form of the building, together with its fenestration (windows).
2. Where extensions have been carried out in the past, they are usually readily identifiable as extensions and reflect the organic development of a building over time. Therefore, extensions should generally be designed to appear subordinate in scale to the original dwelling. The overall scale of the development should not look out of place in the streetscene. In rural locations cumulative extensions should not amount to more than 25% of the volume of the original dwelling excluding any separate outbuildings.
3. The majority of traditional buildings in the Borough are characterised by a simple rectangular form beneath a roof pitch of about 30 degrees. Any extensions should reflect the character of the existing structure.
4. The design of the roof and the slope of the roof should echo that of the original house. This is particularly important for two storey extensions and for any extensions visible from the highway. Flat roofed extensions will normally not be appropriate as they represent poor design.
5. In most cases materials such as stone, bricks, roof tiles and window frames should be the same as on the main house. When considering materials, it is important to match the type, size and coursing of the material on the host building. For example, where a dwelling is constructed of coursed sandstone, an extension built of random stone would not harmonise effectively with the host building.
6. In certain circumstances there may be a place for the use of other materials, such as timber, metals, render or glass. However, any proposed use of these materials must be as part of a high quality, contemporary design.
7. The pointing should also match that of the main building and in general, this should be brushed back to reveal the aris of the stone. Strap pointing in hard cement mortar should be avoided as it is not only unsightly, but can also be detrimental to the stonework or brickwork. Further advice on this can be found in the Conservation Area Design and Development Guidance SPD. With older properties, the existing materials may no longer be available. On these occasions, render or pebbledash may be preferable to poorly matched bricks.
8. On traditional buildings window openings tend to have a vertical emphasis and windows and door openings tend to be concentrated on the front and rear elevations, with fewer openings on the gables.
9. Window styles should match those on the original property and should be positioned to reflect the position of those on the main dwelling.
10. A good design should also take note of existing architectural detailing such as courses of decorative brickwork and uses of stone detailing, decorative ridge or hip roof tiles and the range of materials and how they are applied. Proposals should also give consideration to additional existing features such as barge boarding on gables, and

General Principles 4

bay or feature windows. Any detailing on the original house such as feature brickwork or window sills should be repeated in the design of the extension.

11. Extensions should avoid the problems of bonding new stonework and brickwork into old by setting side extensions back at least 1 block of stonework/brickwork.

Note: Where rear elevations are prominent, a more cautious approach will be taken.

Character of the dwelling and street scene

12. The extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot.
13. Extensions should take account of any regular spacing between buildings or in the front line of buildings. In areas of semi-detached properties it is important to ensure that side extensions do not result in a terracing effect.
14. The extension should leave adequate garden areas for sitting out, refuse bins, etc.
15. With regards to parking provision, circumstances will vary depending on the existing level and the particular environmental and highway conditions in the locality. In most cases the proposed development should aim to retain the existing level of provision for car parking within the curtilage of a property or as a minimum provision should be in line with the Council's adopted parking standards. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

Impact on neighbours

16. Extensions must adequately protect neighbours enjoying their own home. Extensions must not overshadow to an unacceptable degree or have an overbearing effect on neighbouring properties.
17. Windows in extensions should not directly and inappropriately overlook adjacent property. In general windows in side elevations overlooking a neighbours property (in close proximity) should be avoided.
18. Windows abutting a boundary will not be allowed. These can prejudice future development at neighbouring property and are particularly vulnerable to being blocked by fencing and vegetation on a neighbour's land. The only exception to this rule is where a conservatory is being built to abut a boundary where obscured glass will be allowed.
19. Extensions should have regard to the following minimum spacing standards:
 - Maintain a minimum distance of 12 metres between a principal window (a principal window is that on the main aspect to the property and would normally be the larger window where there is more than one) to a habitable room (e.g. living rooms and bedrooms and not normally bathroom, landing or utility room) in one property and a two storey blank wall of a neighbouring property; and
 - Maintain a minimum distance of 21 metres between habitable room windows in properties that are directly facing each other.

4 General Principles

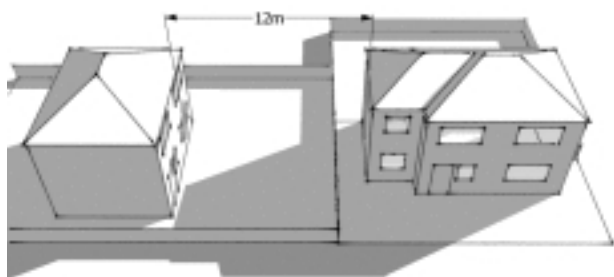


Figure 4.1 Maintain a minimum of 12m between a principal window and a gable elevation.

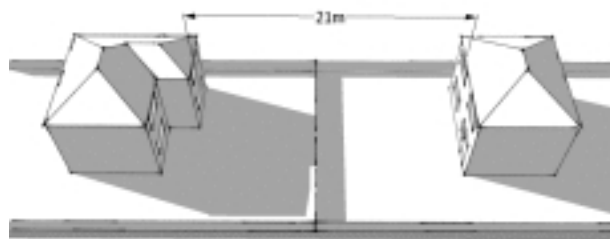


Figure 4.2 Maintain a distance of 21m between habitable room windows facing each other.

Note: The above standards will need to take into account any significant change in levels which may result in, for example, principal windows to single storey extensions having the same effect as a two storey extension. For example, in the relationship between a two storey and a three storey building/extension, the above distances should be increased by 3m.

20. Extensions will need to comply with the specific guidelines set out in the sections below for the various types of extension/alteration i.e. the maximum dimensions provided (as appropriate in each guideline).

Highway safety

21. Detached garages or extensions must not be built where they would obstruct views for motorists or pedestrians. Detached garages or extensions incorporating a garage should be at least 5.5m back from the pavement or service strip to allow a car to be pulled clear of the road whilst opening the garage door.

Sustainability and energy efficiency

22. Extensions should be constructed in a way which promotes energy efficiency and the use of recycled materials. Designs should include measures to minimise heat loss and make efficient use of water, sunlight and natural light. Careful attention should be paid to the internal layout of rooms and the size and siting of windows to make the most of sunlight. For example, larger windows, serving main habitable rooms, are beneficial on the south side of an extension so that it can collect light and heat from the sun. Larger windows should be avoided on the north side of an extension. Wherever possible the re-use of building materials should be considered. Extensions should, where appropriate, be designed to ensure that they are not at (or would cause elsewhere) an unacceptable risk of flooding.

Retention of important existing features

23. Extensions should accommodate: important existing site features including trees, other natural features such as ponds; features of ecological value; preserve any existing buildings, walls or structures which are of intrinsic architectural or historic interest, or which contribute to the character of the area.

Definitions:**Habitable rooms**

References in these Guidelines to main habitable rooms include lounge/living spaces, dining rooms, family rooms, morning rooms, games rooms, studies, kitchens and bedrooms. Non-habitable or minor habitable rooms include bathrooms, wc's, utility rooms and garages. However, kitchens will be given less protection than kitchen diners and the main protection will be afforded to living spaces such as lounges and bedrooms.

45 Degree rule

The Rule is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook, which can be caused by large extensions on or close to a boundary. The Rule is principally applied to extensions that project beyond the building line either at the front or rear (see specific guidelines). The rule should be used when deciding on how much the property can extend without causing harm to neighbouring properties.

To comply with the 45 Degree rule, extensions should be designed so as not to cross the 45 degree line from the neighbour's nearest habitable room window. The 45 degree line is drawn in the horizontal plane and taken from the middle of the neighbour's window. The line will show the maximum width and/or depth that a proposed extension can build up to avoid obstruction from light or views.

5 Specific Guidelines

Two storey side extensions

- 5.1** Two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing loss of light or privacy for neighbours. Two storey extensions to the side of semi-detached properties should respect the balance and symmetry of such properties. They should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or may be proposed for adjacent properties in the future. A terracing effect is considered to be undesirable in areas of primarily detached or semi-detached houses as this leads, in the long term, to a significant reduction in openness, and alteration in the architectural style of these areas.
- 5.2** In order to meet the requirements, the following guidelines will be applied in Pendle:

Guidelines

Two storey side extensions should normally be set in from the side boundary, by at least 1.0 metre. Two storey side extensions must be set back from the front wall of the house by a minimum of 1.0 metre with a corresponding lowering of the roof line. Two storey side extensions should, in general, be less than the frontage width of the existing property.

The above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street, the construction of the extension would not create an actual or potential terracing effect. A relaxation may also be made if the existing character of the area is primarily terraced.

The pitch of the roof of the proposed extension should match that of the existing house i.e. where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped and where the original dwelling has a straight gable, the extension should (provided the neighbours would not suffer significant loss of light as a result) also have a straight gable.

Where the existing property is rendered at first floor level, this treatment should be continued onto the adjacent wall of the extension. Windows which serve main habitable rooms, in side elevations overlooking adjacent property are not acceptable. Sufficient car parking spaces should be retained (see separate section on parking and domestic garages). Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings.

Two storey side extensions that would result in an unacceptable loss of light to a side facing window on an adjacent property, which acts as the sole window to a main habitable room, would not be acceptable.

Two storey extensions should not have flat roofs unless they are characteristic of the area. Special considerations apply to corner plots (see Para 5.9).

Specific Guidelines 5

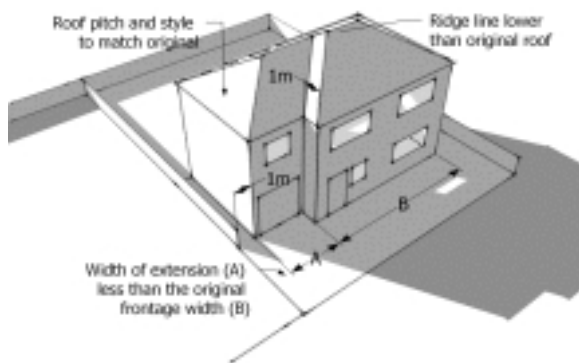


Figure 5.1 Example of an acceptable two storey extension.

Single storey side extensions (including conservatories)

5.3 The key considerations relating to single storey side extensions are:

- The need to preserve the street scene
- The need to protect the light and privacy of neighbours
- The need to retain satisfactory parking space.

Guidelines

The following guidelines apply:

- Extensions should be constructed in both materials and style to match the original dwelling.
- Extensions should have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). However, flat roofs may be preferable in those circumstances where a pitched roof would cause loss of light for neighbours.
- Side windows serving main habitable rooms are not acceptable where they would overlook adjoining property.
- Special considerations apply to corner plots. See separate section on corner plots.
- Any forward projection would only be acceptable if it would be appropriate to the dwelling's design.

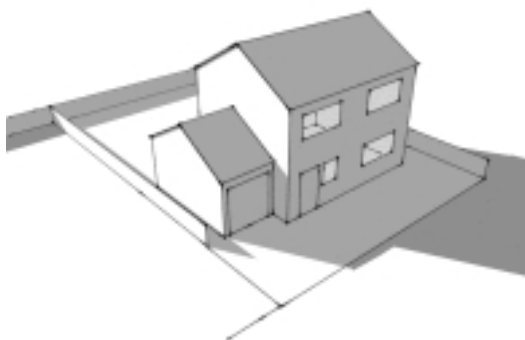


Figure 5.2 Example of a single storey extension.

5 Specific Guidelines

Rear extensions (including conservatories)

- 5.4** Rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Guidelines

The following guidelines apply:

- A single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring property will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.
- A single storey extension of greater depth (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring property, will normally only be permitted if it does not breach the 45 degree rule where this would not cause detriment to the character of an area.
- This dimension can be increased where the distance between dwellings are considerable, or where the extension itself would stand away from the boundary with the adjoining property.
- In many terraced streets there is a regular rhythm of single storey extensions in rear yards with similar roof pitches and projections. Single storey (and two storey) extensions to terraced properties should not normally extend beyond the line of existing outriggers in order to maintain the character and appearance of such areas.
- One of the most common forms of single storey extension is to the rear of terraced properties to extend the kitchen or other ground floor accommodation. Such extensions should still retain sufficient yard area for the storage of bins, seating and to hang out washing.
- All conservatories should be in character, scale and proportion with the original house. The plinth and window frames should match or compliment the materials found on the house. Careful consideration should be given to the siting of the conservatory especially in relation to neighbouring properties. If the proposed siting is near to the boundary of an adjacent property then obscure glazing or a solid wall should be used on the elevation nearest the property. It may, in some cases, be possible to erect a screen fence / wall / hedge that would protect the privacy of neighbouring properties.
- Conservatories will not be acceptable on houses formed from the conversion of former agricultural buildings, since they detract from the simple vernacular appearance of the building.
- A standard PVCu conservatory will not be acceptable on a listed building. Within a conservation area, additional consideration will be given to design, use of materials and position on the building to ensure that the character and appearance are not harmed.

Specific Guidelines 5

Guidelines

- Two storey extensions will be acceptable only if they do not breach the 45 degree rule. In addition, where the properties are attached and the neighbouring property has no extension adjacent to the boundary, any first floor element of an extension should be set in from the party boundary by a minimum of 1 metre. Where the properties are attached (semi-detached and terraced) and there is already a single storey extension at the neighbouring property adjoining the boundary, a two storey extension may be allowed provided the 3 metre guide is respected for any first floor windows affected.
- Extensions to detached properties in large grounds may be considered on an individual basis taking into account the size and layout of the rear garden and location of adjoining properties. Extensions should ensure that the character and original scale of the property and surrounding area is not significantly altered.
- Two storey extensions should normally have a pitched roof.
- Windows should normally be restricted to rear elevations, to avoid overlooking of neighbouring gardens and dwellings.
- Circumstances vary and there will be situations where the proposed extension does not breach the above guidelines but, in terms of its siting, scale and massing, would appear unduly obtrusive from a neighbouring property or adversely affect the use and enjoyment of its garden area. Such extensions will not be acceptable.

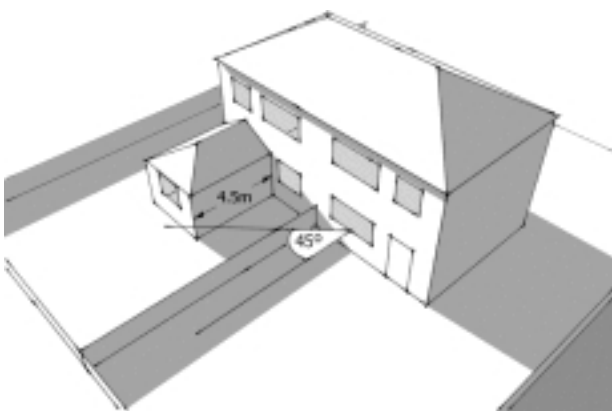


Figure 5.3 Acceptable single storey rear extension.

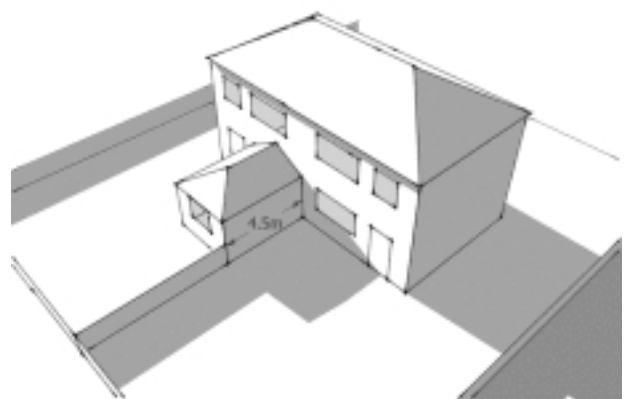


Figure 5.4 Unacceptable single storey rear extension.

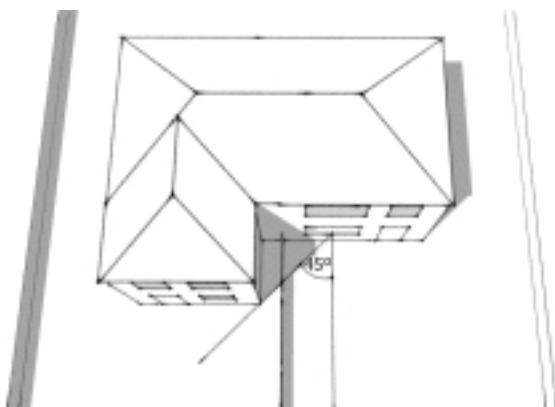


Figure 5.5 Acceptable extension complying with the 45 degree rule.

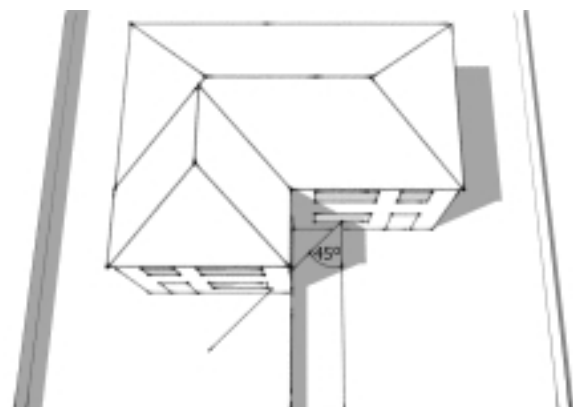


Figure 5.6 Unacceptable extension not complying with the 45 degree rule.

5 Specific Guidelines

5.5 Relaxations to the above requirements may be allowed where:

- The extension is required to provide basic amenities (e.g. bathroom or kitchen) for the property which could not otherwise be provided.

Front extensions and porches

5.6 Front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. Generally there will be a presumption against extensions at the front of a property due to the need to protect the character of existing street scenes. A small scale extension to the front of a property may be acceptable and the most common proposals are for front porches. Porches tend to be relatively straightforward and many do not require planning permission at all, since they benefit from a separate permitted development right which allows for:

- A ground area (measured externally) of up to 3 square metres; and
- Would be no higher than 3m above ground level; and
- Would be at least 2m from the boundary of a dwellinghouse with a highway (includes all public roads, footpaths, bridleways and byways).

5.7 Porches will normally be considered acceptable where they meet the following criteria:

- The porch does not extend beyond the front main wall of the house by more than half the distance between the wall and the highway boundary.
- The materials match those used on the existing house.
- The porch has a pitched roof.

5.8 Notwithstanding the above details and guidelines listed below any porch / front extension should not result in any adverse highway safety issues. Care should be taken to retain any ornate or unusual architectural features or door surrounds.

Specific Guidelines 5

Guidelines

The following guidelines apply:

- Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Large conservatory-style extensions are out of keeping on front elevations and would not usually be accepted.
- Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design and materials projecting in front of the building line will normally be permitted.
- Where bay windows or other projections exist, these should be retained as separate structures, rather than being incorporated into the porch. The Council would normally expect such features to be separate from any front extension in order to protect the integrity of the original house.
- The size and projection of front extensions and porches that may be permitted depends on the type of property and degree of set-back from the highway. A large detached house, set a substantial distance from the highway, would normally be capable of accommodating a much larger front extension or porch than, for example, a terraced property with minimal set-back from the highway.
- Extensions should not obstruct the outlook of neighbouring dwellings or detract from their privacy.
- Special considerations apply to corner plots (see separate section on corner plots).
- In many instances, the development of forecourts has harmed the traditional layouts and setting of some streets. Therefore, the Council will seek to retain front garden space and features such as original walls or landscaping which add to the value of quality streetscapes.
- Applicants can make proposals for forecourts more acceptable by retaining as much sense of enclosure as is practical by the retention or introduction of boundary features, such as railings, gates and hedges for example. Minimising areas of hard surfacing and generous planting can also limit the impact of such proposals.
- On 1 October 2008, the Government introduced changes to the General Permitted Development Order making the hard surfacing of more than 5 square metres of domestic front gardens permitted development only where the surface in question is rendered permeable. Use of traditional materials, such as impermeable concrete, where there was no facility in place to ensure permeability, requires an application for planning permission. Where the introduction of a hard surface is proposed, the Council will seek to ensure that permeable surfaces such as permeable concrete block paving, porous asphalt or gravel are used, or that the water is otherwise able to adequately soak into the ground. Further advice can be found in the Communities and Local Government (CLG) publication "Guidance on the permeable surfacing of front gardens".

5 Specific Guidelines

Extensions on corner plots

- 5.9** Particular attention needs to be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some situations.

Guidelines

The following general guidelines apply:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.
- In the case of 2-storey extensions, established building lines on both street frontages must be respected. The presence of existing substantial hedging or fencing, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be made.
- The width of any side extension should not be more than half the width of the original frontage of the property.
- Where there is no clear building line two storey extensions should be set in from the boundary by at least 3m.
- Single storey extensions on corner plots should be set-in a minimum of 2m from the side boundary and not exceed half the width of the existing house.
- The extension should not interfere with visibility for drivers.
- Extensions should have a pitched roof.

Note: Reduced distances may be accepted if:

- Open corner plots are not a feature of the area;
- The site does not hold a prominent position in the street scene; or
- The site is well screened and so the extension would not have a significant effect on the street scene.

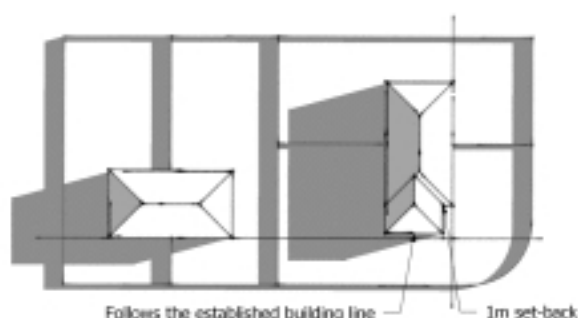


Figure 5.7 Acceptable extension on a corner plot.

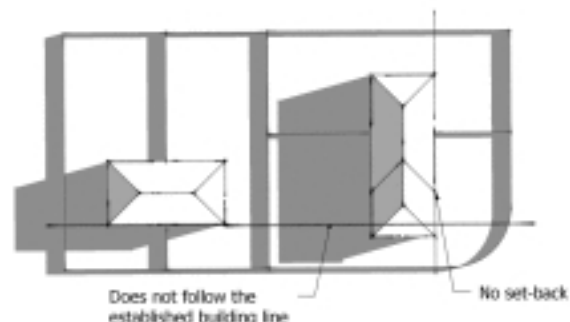


Figure 5.8 Unacceptable extension on a corner plot.

Specific Guidelines 5

Roof extensions / alterations / dormer

- 5.10** Roof alterations and dormer extensions can prove a convenient method of increasing the living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring property. Dormers should not be so large as to dominate the roof slope resulting in a property which appears unbalanced. If the property is not listed and roof lights are used instead of dormer windows then planning permission will not usually be needed to convert loft space into liveable accommodation. Roof lights are usually cheaper to install and have less impact than dormer windows. They should be set flush with the existing roof tiles in order to minimise their impact.
- 5.11** The roof is an important element of a buildings design and unsympathetic extensions can have a negative impact on the visual appearance of a dwellinghouse. Roof alterations should, therefore, be minor and sympathetic to the original design of the building.
- 5.12** Dormers vary in size and design from traditional pitched roof dormers on some Victorian properties to larger, boxier designs on more modern houses. In general, dormers on the front of a roof slope will not be acceptable unless they are a feature of other similar houses in the locality (i.e. where at least 25% of properties have front dormers in a terrace block or street frontage). Dormers are not normally appropriate on older (stone slated) buildings.

Guidelines

The following general guidelines apply:

- Raising the ridge height to create sufficient internal space e.g. for a loft conversion will generally be unacceptable unless it would not have an adverse impact on the character and appearance of the building and the street scene.
- A dormer should be set below the ridge line of the original roof by at least 0.2m.
- The front wall of a dormer should normally be set back at least 1m from the front elevation and 0.5m from either side, to prevent it having an overbearing effect on the street scene and adjoining properties.
- Two smaller dormers may be better than one large one.
- Dormers should not extend around the corner of a hipped roof or cover more than one third of the roof area to the street frontage.
- Dormers on side elevations are not acceptable if they overlook adjacent property.
- Dormers should be faced in materials which match the existing roof coverings.
- Flat roof dormers will not be acceptable on front elevations or any elevation clearly visible from a public vantage point.
- Proposals to alter a hipped roof and replace it with a straight ridge roof will not normally be acceptable.

- 5.13** Exceptions to these guidelines may be made in the case of a modern bungalow, where dormers which run almost the full frontage width of the properties are a feature of the locality.

5 Specific Guidelines

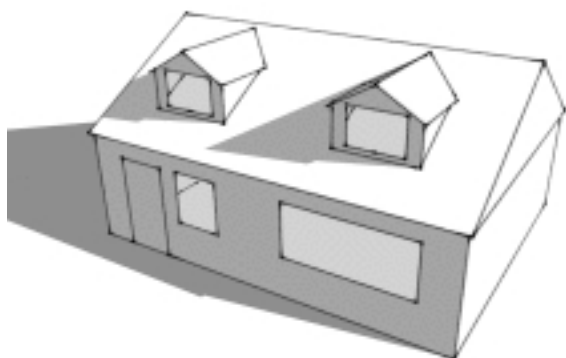


Figure 5.9 Acceptable dormer development.

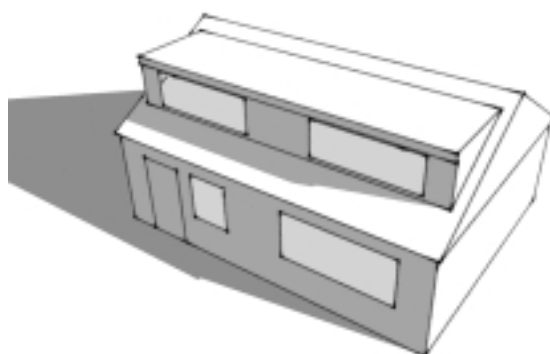


Figure 5.10 Unacceptable dormer development.

- 5.14** If the property is a listed building or within a conservation area then special care should be taken when altering the roof. Reference should be made to the Conservation Area Design and Development Guidance SPD.

Specific Guidelines 5

Parking and domestic garages

- Proposals for garages and car ports that are over dominant in relation to the existing and surrounding properties will not be approved, particularly in prominent locations. Garage and car port extensions should respect the design and materials of the original building and should ideally be set back by at least one metre from the front wall of the house so as to appear as an ancillary addition.
- Wherever possible garages should form traditional shapes which match or compliment the original building. Flat roofs should be avoided where possible. The materials should harmonise with those on the existing building.
- In the case of free standing garages they should be located in a position where it will not affect the appearance of the original house and surrounding area. Where a terraced house has a service road to the rear it may be possible to erect a free standing garage provided it does not have a detrimental impact on the residential amenity of the neighbouring properties.
- Traditionally designed garages built in materials to match the property are preferable to pre-fabricated units. Boarded timber doors are more preferable to ribbed metal doors.
- Planning permission is always required to erect a new garage on a designated garage site. It is advisable to check what other types of garages are already on the site and consider how prominent your garage will be.
- It is important to consider highway safety implications and avoid any obstructions to a highway or footpath. A hard standing between the garage and highway should allow for the garage doors to be open whilst the vehicle is parked clear of the highway. A minimum distance of 5.5m will usually be required from the garage door to the edge of the footpath or highway. It is also important to have clear visibility onto the highway. It is recommended that anything higher than 1m be removed at the access onto a highway.
- Car ports can detract from the design of the property and the streetscene. The materials used should be sympathetic to the original house and there should be adequate distance to park a car outside the carport and still remain clear of the highway or footpath.
- It is important to ensure that adequate space is provided for car parking but large amounts of hard surfacing in materials such as concrete or tarmac are not attractive. Parking areas can be softened by planting trees, shrubs or other greenery. The use of stone and brick paving for parking areas is often preferable to tarmac. It is not desirable to hard surface the whole area of an existing garden. As noted under Front extensions and porches recent changes to the General Permitted Development Order now mean that in certain circumstances planning permission will be required for the hard surfacing of front gardens.
- Car parking spaces within the curtilage of a dwelling house should measure at least 5.0 metres x 2.4 metres.
- Creating a new access off a classified highway requires planning permission. If you are unsure about the status of a highway you should contact LCC Highways on 0845 0530011.
- Within the grounds of a listed building or in a conservation area more care is needed.

5.15 A common factor with all types of extension is the need to preserve a satisfactory amount of off-street parking provision within the boundaries of the dwelling. This factor is particularly common when proposals are submitted for side or front extensions, which very frequently

5 Specific Guidelines

affect the available parking space within a property. Failure to provide satisfactory parking provision can lead to on-street parking which is both unsightly and hazardous (e.g. for children or persons crossing the road).

5.16 With regards to parking provision, circumstances will vary depending on the existing level and the particular environmental and highway conditions in the locality. In most cases the proposed development should aim to retain the existing level of provision for car parking within the curtilage of a property in line with the parking standards contained in the Development Plan.

5.17 The following guidance will apply:

1. Car spaces provided at the side of dwellings should have minimum dimensions of 5.0m x 2.75m (the extra width is necessary to enable a car door to be opened and the space to be usable).
2. Car spaces provided on front drives should have dimensions of at least 5.5m x 2.4m (the extra length is considered necessary to allow for the opening of any garage door or garden gate).
3. Garages will normally count as contributing to the car parking provision where their internal dimensions (i.e. minimum of 6.0m x 3.0m) are sufficient to allow them to be satisfactorily used as such.
4. Extensions which would result in loss of existing car parking space to an unacceptable level may be permitted if alternative parking is provided e.g. in front gardens if the replacement spaces would still have satisfactory dimensions and the garden would be well landscaped.
5. Existing spaces to the side of dwellings which are less than 2.75m wide (between the side wall of the dwelling and the party boundary) are not normally counted as contributing towards the existing parking provision, being too narrow to be readily used. Therefore, the filling in of such spaces is not regarded by the Council as causing loss of car spaces.
6. In operating the guidelines, the Council will have regard to existing prevailing parking provision in the area.

Gates, walls and fences

5.18 The design and detailing of boundary gates, walls and fences, particularly on highway frontages, plays an important role in defining the character of all residential areas. Many residential estates are designed on 'open plan' principles where the general presumption is one of keeping the frontages of properties open unless a particular case can be put forward for enclosing the front of a particular property. In more traditional areas, the character of the estate is often determined by existing attractive hedging, sandstone walls or brick walls, where the existing character of the boundaries should be preserved. The following principles apply:

- The style and materials of all gates, walls and fences should match or be in harmony with the existing style of the boundary treatment in the surrounding area or, when this is more appropriate the dwelling itself.
- Gates, walls or fences will not normally be permitted on open plan estates.

Specific Guidelines 5

- Highway visibility should be preserved.
- In the case of housing areas where service strips are provided alongside the roads, rather than pavements:
 - any front boundary treatment should avoid divorcing the service strip from the front garden of the property; and
 - no front boundary treatment should cross the service strip.

6 Householder development affecting Conservation Areas and Listed Buildings

Introduction

- 6.1** In these cases, a higher standard of design will apply. The Council has a statutory duty to consider whether a particular proposal preserves or enhances the character or appearance of a Conservation Area, or affects the special interest and character of a Listed Building.

Listed Buildings

- 6.2** Applications to extend a property which is a Listed Building will require separate Listed Building Consent in addition to planning permission. In all applications involving works to a Listed Building, the application should be accompanied by a justification and method statement explaining why the work is necessary, how the design has taken into account that of the host building and its surroundings, and explaining how the work will be undertaken.
- 6.3** If you propose to extend a listed building, the Council will consider whether the proposal would respect the special architectural or historic interest of the building. Extensions will need to take careful account of any features of interest in the original building, which may also include internal features. Particular care should be taken to avoid obscuring evidence of the building's origin, or its evolution over the years. Occasionally a more contemporary approach may be the most appropriate, in order to avoid creating a copy of the original building.
- 6.4** Development within the vicinity of a Listed Building will also be assessed in terms of its impact on the setting of that building. Curtilage buildings such as garages should be constructed of materials to match those on the main building. The Council will normally require samples of materials to be submitted for approval in such cases.
- 6.5** Listed Buildings are those which have been included on a list of buildings of special architectural or historic interest. Policy 9 of the Replacement Pendle Local Plan requires that development does not adversely affect the architectural or historic character of a listed building. This includes protecting the setting of the listed building and hence a proposal for a house extension may be affected if it is close to a listed building even if the dwelling proposed to be extended is not listed.
- 6.6** Information as to whether a property is a listed building can be obtained from the Conservation Section of the Planning and Building Control Service (see contacts list in section 10). If a dwelling is a listed building, Listed Building Consent will be required for any extensions and many alterations, even those of a minor nature which do not require planning permission. Internal alterations also require planning permission, unlike for non-listed buildings. Applicants proposing alterations to a listed building should seek specialist advice from a planning consultant or architect used to dealing with historic buildings. Listed Buildings should not be altered without good justification. If a proposal can be justified permission may be given, however the strictest standards will be applied to design and construction to ensure the development does not detract from the building's historic or architectural interest.

Householder development affecting Conservation Areas and Listed Buildings 6

Conservation Areas

- 6.7** For development in Conservation Areas, you should refer to the Conservation Area Design and Development Guidance SPD.
- 6.8** Conservation Areas are areas which the Council has designated as having special architectural or historic interest. Policy 10 of the Replacement Pendle Local Plan requires a high design standard that preserves or enhances the character and appearance of the area and its setting.
- 6.9** Proposals to extend houses in such areas will be assessed against strict criteria. The Conservation Area Design and Development Guidance SPD provides some specific guidance. All the general advice set out in the sections dealing with General Principles and Specific Guidelines will apply but in addition other considerations such as those below will be taken into account.
- The retention and protection of historic buildings and materials, groups of buildings, building lines, vistas, street patterns and floor surfaces;
 - The impact on open spaces and trees;
 - The retention and protection of historic architectural features such as boundary walls, shop fronts and other elements which contribute to the character of the area;
 - The impact on the wider townscape and roofscape.

7 House extensions in the Open Countryside, AONB and Green Belt

- 7.1** Parts of the Borough are covered by Open Countryside, AONB and Green Belt designations. Within these areas domestic extensions and alterations may be acceptable provided they are proportionate in scale to the original dwelling. For the purposes of this SPD the term 'original dwelling' constitutes the house as it stood on 1st July 1948 or as originally constructed if it was after this date.
- 7.2** What constitutes a disproportionate addition to a dwelling is a matter of judgment. The adopted Replacement Pendle Local Plan defines extensions which exceed the volume of the original dwelling by 25% or more as being disproportionate in relation to the original house. In terms of arriving at a calculation on this basis, the cumulative volume of any other extensions to the property will be taken into account. Otherwise successive developments (extensions) amounting to 25% each, would cumulatively result in the unacceptable enlargement of the original building. For the purposes of calculating the 25% threshold, garages and other outbuildings will not be included in the calculation unless they are attached or integral to the original house. Any parts of the house to be demolished will be deducted from the 25% calculation.
- 7.3** Proposals located in the Forest of Bowland AONB will need to take account of the criteria set out in Policy 2 of the Replacement Pendle Local Plan and the adopted AONB SPG.
- 7.4** Proposals located in the Open Countryside will need to take account of the criteria set out in Policy 1 of the Replacement Pendle Local Plan and the adopted Open Countryside SPG.
- 7.5** Proposals located in the Green Belt will need to comply with Policy 3 of the Replacement Pendle Local Plan and guidance contained in Planning Policy Guidance Note 2: Green Belts.

Specific Guidance for Extensions Close to Trees 8

- 8.1** Trees enhance the environment and they play an important role particularly in built-up areas, bring maturity to new developments and can add value to property. They provide shade, screen poor views, support wildlife, as well as filtering dust and pollutants. Their positive effect on the environment also helps to attract business and visitors to the area, in turn boosting the local economy.
- 8.2** Trees, groups of trees or woodlands can be protected by a Tree Preservation Order whilst others can be protected by a Conservation Area. To remove or undertake work to protected trees or to undertake any activity within their vicinity which may affect them (including their roots) requires consent from the Local Planning Authority. This includes anything normally allowed under Permitted Development rights. If the extension you propose would necessitate the removal or pruning of any trees either on your land or on adjacent land or if it would be sited closer to such trees than your existing house, then those trees should be clearly and accurately marked on the drawings submitted with the application [as part of a survey to BS 5837 (2005)].
- 8.3** Advice relating to trees, woodlands and hedgerows is contained within Policy 14 of the adopted Pendle Local Plan. There is a presumption that important natural features, such as trees, should be retained. Trees are easily damaged on development sites, and their roots are particularly vulnerable. If your extension would result in the removal or damage to trees either on your land or adjacent land, it may be refused planning permission. In other instances the extension may be allowed subject to conditions requiring protective measures such as specific construction techniques and/or erection of protective fences to ensure nearby trees are not damaged.
- 8.4** As a general rule unless otherwise agreed, existing healthy trees should be protected and retained. Reference should be made to BS 5837 (2005) to determine Root Protection Areas around trees and to provide guidance on suitable distances from trees to inform the design process for proposed development.

9 Further Information

- 9.1** You may need other types of consent as well as planning permission – such as Listed Building Consent, Advertisement Consent, Building Regulations, Party Wall Act, private covenants, etc. Please note it is your responsibility to ensure that you get all the necessary consents that you require. If you are in any doubt please contact us:

Address

Planning & Building Control, Nelson Town Hall, Market Street, Nelson BB9 7LG

Development Control Team

For enquiries relating to planning permission please contact the Development Control Team:

- Tel: 01282 661661 and ask for the duty planning officer
- email: planning@pendle.gov.uk

Building Control Team

For advice relating to the Building Regulations please contact the Building Control Team:

- Tel 01282 661722
- email: building.control@pendle.gov.uk

Conservation Team

To obtain advice on Conservation issues please contact the Conservation Team:

For building and conservation area issues:

- Tel: 01282 661788 or 01282 661960
- email: conservation@pendle.gov.uk

For tree and natural landscape issues:

- Tel: 01282 661729
- email: trees@pendle.gov.uk

Planning Policy Team

To obtain planning policy advice or to comment on any aspect of the Pendle Local Development Framework:

- Tel: 01282 661330, 661723, or 661716
- email: ldf@pendle.gov.uk

Web sites:

www.pendle.gov.uk

www.planningportal.gov.uk

www.communities.gov.uk

Design Guide B: Shopfronts

DESIGN GUIDE B: SHOPFRONTS

10 Introduction

- 10.1** The aim of this guidance is not for all shopfronts to appear the same, or to restrict the use and practicality of retail premises. Town centres and local shopping frontages form an intrinsic element of the character of local towns. Having consideration for the appearance of a frontage and its effect in the street scene will assist the prosperity of the area and attract shoppers. This document aims to raise general awareness of the elements of good shopfront design by providing simple guidelines which will help ensure that designs are appropriate. The principles within this guidance are broadly applicable to most shop frontages. However variations dependent on location, scale and character may apply, for example sites within Conservation Areas or designated Listed Buildings. Further information on development in these areas can be found in the Council's Conservation Area Design and Development Guidance SPD.
- 10.2** Not all the matters discussed are necessarily within the control of the Local Planning Authority. For instance the colour of paintwork. Nevertheless the advice in these guidelines will encourage an improved standard of design. In cases where a planning application is needed, the Council will have regard to these guidelines in its consideration of the proposal. In general terms, most proposals to replace or alter an existing shopfront will require planning permission. Any alteration to a Listed Building will also require the necessary consent. You should contact the Planning Department if you are unsure if permission is required.
- 10.3** These guidelines are flexible enough to allow a variety of shop front and fascia designs and are not intended to inhibit creative and individual design.
- 10.4** As well as shops, the guidelines apply to other business with a display frontage within shopping parades such as banks, building societies, betting shops and restaurants.
- 10.5** It is recognised that there are a variety of shopping areas in Pendle and that they differ in their visual quality. These guidelines will therefore be applied flexibly but the Council will normally be seeking to achieve improvement in the appearance of shopping frontages.

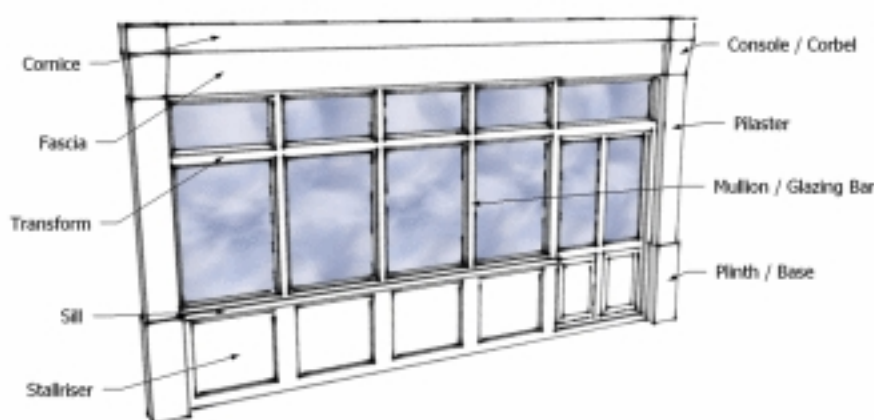


Figure 10.1 Various facets of a traditional shopfront.

General Principles for the Design of Shopfronts 11

Acceptable signage/ display area

11.1 The aim of the guidelines is to allow for the varied display and advertising requirements of individual shops. To achieve this without the numerous different styles looking chaotic when viewed together, some simple limits are required. Regard should also be had to Design Guide C: Advertisements.

11.2 The main features are that the display area should be:

- **Not too high.** The top of any fascia sign should be below the level of the bottom of the first floor windows, and not above the tops of neighbouring fascias. If the fascia sign is too high it will look too large and over-dominant.



Figure 11.1 Fascia signs too large and overdominate the building.

- **Not too wide.** Any fascia sign should leave space for a pilaster or part of the building structure at each side between it and next door. This separation helps different shop fronts and signs next to each other to look well because they are set within a framework. It helps the shop front to relate better to the rest of the building above as the pilasters provide visual support and continuity.
- **Not too low.** A solid base ("stallriser") of at least 450mm (1ft 6in) should be provided. This helps to make the shop front relate better to the rest of the building by providing a visual base.
- **Not too far forward.** Box or fascia signs should not project forward of the pillar or pilaster at the side. Ready made boxed signs bolted on to the front of the fascia often look crude and obscure the visual effects of the side pillars or pilasters. Shop front design and construction should allow for signs and security shutter boxes to be accommodated without coming forward of the pilasters.
- **Not too small or non-existent.** Non-shop uses such as banks, betting shops and restaurants and even some shops may not require a large display area but if they are in a shopping frontage they should provide at least some glazing or display, in order to appear appropriate and to add to the vitality of the shopping area in which they are situated.

11 General Principles for the Design of Shopfronts

Design

- 11.3** The design should have regard to the appearance of the rest of the building. Identical frontage treatment should not be extended across buildings of different characters. Display window treatment should not clash with upper floor window styles. (Possibilities are to have a similar style, to go for simplicity, or to create similar portions by appropriate subdivision). Main display window vertical subdivisions should match the pattern of the windows on the upper floor.
- 11.4** For small shop fronts simplicity can work better than a complicated arrangement of glazing subdivisions. For larger shop fronts a very wide undivided expanse of glazing usually looks awkward and some vertical subdivision is advisable.
- 11.5** Plain shop fronts can look appropriate in plain modern buildings but the result can sometimes be rather boring. Elaboration will need a little more thought but can be worthwhile. On the other hand adding different features with no common style can create an unsightly jumble.

Colour

- 11.6** The colours of the shop front (including fascia background, woodwork, frames, door, stallriser, etc.) should form an attractive colour scheme and one which is in keeping with the rest of the building above. A single overall dark colour often works well, as does all white. Schemes with two colours usually work best when one of the colours is neutral such as white or cream. The use of two contrasting colours together or three or more colours should be avoided. Heritage paint colours are available and suitable for traditional shopfronts, the colours can emphasise detail and contribute to the overall vibrancy of the street scene.



Figure 11.2 Neutral colours



Figure 11.3 Bright colours in abundance detract from the appearance of this shopfront

Materials

- 11.7** Careful consideration should be given to the choice of all materials to be used. It is important to use appropriate, sustainable and good quality materials. A good quality soft wood is often the most suitable material for most of the shop front, particularly for older buildings and can be repainted if the shop requires a change of appearance. Aluminium can often provide an acceptable substitute if finished in a colour to suit the overall colour scheme of the shop. Gray anodised aluminium framing is functional, but its finish is not very attractive, does not contribute positively to most colour schemes and is best kept for the smallest and simplest shop fronts.

General Principles for the Design of Shopfronts 11

- 11.8** Within Conservation Areas, the use of PVCu or other plastics for any elements of a shopfront would not be appropriate.



Figure 11.4 PVCu windows and doors detract from the appearance of the shopfront.



Figure 11.5 Wood allows for finer detailing.

Retaining valuable features

- 11.9** The removal or obstructing of any high quality architectural features of a shop front or building which are worthy of retention will not normally be acceptable. High quality architectural features such as projecting consoles/corbels, fluted pilasters, detailed brickwork, etc. make an important contribution to the character and appearance of older buildings. A good design will incorporate any features worthy of retention into the new scheme.
- 11.10** Many of the Conservation Areas in Pendle, in particular Barnoldswick, Earby, Albert Road Colne, Barrowford and Whitefield, have shops that still retain their original shop fronts, or at least some element of the original fabric. These are susceptible to inappropriate change, so it is important that those that remain are preserved and cared for. Many traditional shop fronts embody workmanships and joinery skills which are often hard to find. The craftsmanship and appreciation of fine detail shown in many older shop fronts enriches the street scene, and a good quality shop front will enhance the image of the business carried on there. In the past many shop fronts have been destroyed or damaged by the insertion of inappropriate modern shop fronts, or by the crude repair of the original fronts.

11 General Principles for the Design of Shopfronts



Figure 11.6 Original features retained.



Figure 11.7 Loss of original features detracts from the appearance of this shopfront.

Stallrisers

- 11.11** Shop fronts should normally include solid (not glazed) stallrisers of a minimum height of 450mm. Stallriser materials should either be the same as the facing material for the building's upper floors, or be a matching part of the shop front. The stallriser is a traditional part of the shop front design providing part of the 'frame' for the shop display (and lifting it up to a more visible height), and has the practical use of protecting the glazing from splashes and knocks. Any proposals which would result in the loss of a stallriser in favour of glazing will normally be resisted
- 11.12** In some cases modern developments have been designed with only minimal stallrisers and continuation of this style in these areas will normally be acceptable.

Blinds

- 11.13** Traditionally, blinds (or awnings) were made of canvas and were fully-retractable when not in use into 'blind boxes' which were carefully designed as an integral part of the shopfront. The blinds can be used to display advertising. Traditionally, blinds were hand operated with winders but can sometimes be made with motor operation if required.
- 11.14** Modern flat canvas retractable blinds may be an acceptable alternative on some unlisted buildings. However, these often have plastic blind boxes, and although these can be fitted with timber covers, they often have frills which do not fully retract and can look unsightly, particularly as they get dirty. These modern versions are often motor operated and the operating mechanism makes them more bulky than the traditional blinds.

General Principles for the Design of Shopfronts 11

Security

- 11.15** Care should be taken in the design of any new shop front to incorporate the need for security in a satisfactory way.
- 11.16** Some designs of shop fronts whilst providing an attractive appearance for customers are vulnerable to burglary. The later bolting on of external shutters, for instance, if security proves to be a problem, will not normally be acceptable.
- 11.17** Items which may be worth considering for incorporation within the shop front design include:
- substantial stallrisers;
 - substantial mullions;
 - limits on the undivided width of window glass;
 - provisions for the installation of internal shutters.
- 11.18** Other items which may assist security include secure doors and locks, good lighting, alarms, and surveillance systems.

Security shutters

- 11.19** All security shutters require planning permission. When considering planning applications for security shutters the council will have regard to the following criteria:
- the need for additional security;
 - whether the need could be met in some more visually acceptable way;
 - the design and colour of the proposed shutter;
 - the visual effects on the surrounding area.
- 11.20** Any external shutters permitted will normally be required to have a factory applied paint finish in a colour appropriate to the remainder of the building and its surroundings. External roller shutters will only be acceptable on a Listed Building or in Conservation Areas in exceptional circumstances.
- 11.21** External roller shutters often detract from the design of the building and the character of the area. Solid shutters with a plain galvanised finish are particularly unattractive. Solid shutters prevent natural surveillance of the shops interior and replace a shop's display area with dead space. A projecting shutter box may also spoil the frontage appearance. If the use of such shutters were to become common in a shopping area, the resulting fortified appearance would significantly reduce the area's attractiveness, and increase the general crime level, to the disbenefit of retailers as well as the public. External shutters do not necessarily prevent burglaries.
- 11.22** Internal roller shutters, are far more visually acceptable and are also as effective as or more effective in preventing burglary than an external shutter. The use of lattice type internal shutters enables natural surveillance to be retained of the interior. The use of solid shutters behind the window display would prevent natural surveillance.
- 11.23** Applications for external shutters in any area will therefore normally be encouraged to look at alternative means of security. Frontages in town shopping centres are particularly subject to loss of visual amenity from inappropriate shutters. This is because these centres play an

11 General Principles for the Design of Shopfronts

important part in forming the image of the area and they focus for a range of activities which continue outside normal shopping hours. However the Council acknowledges that some shops retaining high value items may be at particularly high risk and alternative means of security may not always be feasible.

- 11.24** Of the various shutter types the lattice type is the least visually harmful. The perforated type has some through visibility at night when internal lights are on. Solid shutters have the most visual impact. There are no cases when a galvanised or aluminium finish is necessary or appropriate. Factory applied paint finish should be used. Motifs to assist with advertising the premises could be incorporated. Dark or deep colours are normally best, chosen to harmonise with the shop front or fascia sign or the building concerned. Bright colours should be avoided. Please refer to the Council's advice leaflet 'Shop Front Security' for additional information.



Figure 11.8 Ornate, lattice type shutters are the least visually harmful.



Figure 11.9 Colour of the shutter harmonises with the shopfront.

Accessibility

- 11.25** Part M of the Building Regulations and the Disability Discrimination Act both require service providers to take reasonable steps to remove, alter or avoid any feature which would make it unreasonably difficult or impossible for disabled people to make use of their services.
- 11.26** Where a proposed development involves the substantial replacement or refurbishment of a shopfront, efforts should be made to achieve access which is available in an equitable and unobstructed manner. This should preferably be achieved within the ownership of the premises and without unreasonably harming the appearance of the property or street scene.
- 11.27** The minimum clear open width of a doorway for wheelchair access is 800mm, with 830mm preferred. Ideally there should be either a level or ramped access to the premises. Steps should not be constructed where none existed before.
- 11.28** Accommodating access to Listed Buildings or within Conservation Areas can be difficult to resolve and compromises may be sought. If a new access ramp is required, it should be of simple design and constructed with quality materials which will not detract from the shopfront.

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Figure 11.10 Disabled access dominates frontage.



Figure 11.11 Disabled access need not detract from the appearance of the shop.

Design Guide C: Advertisements

DESIGN GUIDE C: ADVERTISEMENTS

General Principles 12

- 12.1** The Council recognises the essential commercial function of advertisements, Advertisements can however have a significant effect on the character or appearance of an individual building or an area and can detract from these if not considered carefully.
- 12.2** This guidance is intended to control the size, number and type of advertisements and to seek improvements to their design, in the interest of visual amenity, without damaging the viability of businesses.
- 12.3** Much signage, particularly when it is not illuminated, is granted 'deemed' consent under the Town and Country Planning Control of Advertisements Regulations; Areas of Special Control can be designated under the Regulations which limits the extent of Deemed Consent. No such control exists in Pendle at the present time.
- 12.4** This section sets out broad policy guidelines for proposals in respect of advertisement displays and banners in particular.
- 12.5** Advertisements should not adversely affect the architectural character of buildings and areas within Pendle. They should be designed to enhance the appearance of street scenes. An excessive amount or proliferation of signs on buildings or within forecourts will not be permitted.
- 12.6** The Council will require external advertisements to:
- Be of a high standard of design
 - Relate architecturally to the building on which they are fixed
 - Be sympathetic to the surrounding locality and street scene
 - Be constructed of a material which blends with the surroundings
 - Be finished and coloured carefully and without detriment to the overall street scene
 - Be designed and located so as not to create a safety hazard to pedestrians or traffic
 - Be discretely illuminated in a sympathetic manner
 - Be normally confined to ground floor level only
 - Not dominate or clutter buildings or forecourts.
- 12.7** In Conservation Areas, advice is found in the Conservation Area Design and Development Guidance SPD.
- 12.8** Government policy on advertising is contained in PPG 19: Outdoor Advertisement Control and Communities and Local Government Circular 03/2007. Further advice can be found in the Communities and Local Government publication: Outdoor Advertisements and Signs: A Guide for Advertisers.

13 Detailed Guidance

Shopfronts

- 13.1** Corporate image can often be accommodated, in most retail areas, however where Listed Buildings and Conservation Areas are concerned, the historic or architectural quality of the site or location can require an individual approach.
- 13.2** Fascia signs should be no wider than the display window and should be in proportion to the design of the shop front as a whole and not be too deep. Fascia signs which are too deep and which would dominate the building will not be approved. The Council encourages fascia signs that are integral to shop fronts.
- 13.3** Lettering should be designed and sized in relation to the available space. The choice of lettering can reflect the use and character of the shop, and should also take into account the character of the building.
- 13.4** Timber shop-fronts should carry fascia signage with lettering in a traditional style, occupying a third of the height of the fascia board and 'centred', this is particularly important on Listed Buildings or in Conservation Areas. An alternative is to attach 'cut-out' letters. Plastic fascias are not acceptable on shopfronts which date from before the mid 20th century.
- 13.5** Where a fascia sign board is inappropriate, suitable lettering can be applied to the inside of the display window. The use of gable walls or elevations above shop fronts will be resisted as they can create an appearance of clutter in a retail area, unless the premises contain a display window in the gable wall.
- 13.6** Small hanging signs are acceptable, only one per unit however, again to avoid clutter. Hanging signs at first floor level will not normally be approved.
- 13.7** Non-illuminated signage, subject to the limits listed in the Advertisement Regulations, can often be erected without consent. Conversely illuminated signage for the most part requires consent.
- 13.8** In conservation areas swan-necked, cowl or projecting spotlights and fluorescent lighting will not normally be supported. The Council will normally support externally concealed down lighting in conservation areas.

External lighting

- 13.9** Where a fascia or hanging sign is illuminated by spotlights, the effect is the most satisfactory. Discreet halogen fittings attached to the top of a fascia board, painted black, present the least obtrusive form.
- 13.10** Hanging signs are best illuminated from fascia spotlights or as an alternative a fitting attached to the hanging bracket.
- 13.11** 'Swan-neck' fittings are the most obtrusive and 'pelmet' lighting along the top of a fascia sign detracts from a frontage.

Detailed Guidance 13

Internal lighting

- 13.12** Where letters are fret-cut or individually mounted, the effect is one of the least obtrusive. Only when the feature is integral with the fascia board and not a 'bolt-on' element can the form be successful.

Halo lighting

- 13.13** A discreet method by which silhouette lighting to a logo or letters can be achieved by reflecting the light on to the fascia from the rear of the symbol. This form is only successful where part of an overall integrated shop-front and not a separate attachment.
- 13.14** Illuminated box signs will be resisted, however where a part of an integrated signage scheme, they may be acceptable.
- 13.15** The use of illuminated projecting box signs or illuminated signs projecting from a fascia will not be permitted in conservation areas.

Advance signs

- 13.16** There can be pressure for advance signs as a result of advertising needs of rural businesses or in a rural area where intricate street patterns and narrow pavements inhibit standard practices. These directional signs will only be considered acceptable if it can be demonstrated that they would not have a detrimental effect upon the amenity of the locality. Businesses in the same general location are encouraged to combine their essential advertising needs so as to avoid a proliferation of advance signs.

Banners

- 13.17** Banners have inadequate regard to the architectural or historic importance of the buildings they are located on and result in visual clutter and street frontages. In most cases banners will not be approved particularly in conservation areas and/or on listed buildings.

"A" Boards

- 13.18** These advertisements are often located on or adjacent to footpaths or paved areas, which is usually within the highway. They can cause obstruction, are generally illegal under the Highways Act 1980 and can provide a substantial hazard to sighted and visually impaired people alike. The display of advertisements on an adopted highway requires consent from the Local Highway Authority, Lancashire County Council. If approved by the Highway Authority under the Highways Act, an "A" board would still require express advertisement consent. The Local Planning Authority would consider its design and appearance in relation to individual shop units, other commercial premises as well as the street in shopping centres and entrances to industrial estates.

13 Detailed Guidance

Advertisement hoardings

- 13.19** Large poster hoardings can have a significant visual impact and therefore require careful consideration. They are entirely inappropriate to the scale and character of residential areas and predominantly rural settings. However, they can help to add some colour in older industrial areas that were developed without the high standards of landscaping and screening required today. They can also visually enhance areas of generally poor environmental quality, where their scale and location is in keeping with the surroundings.
- 13.20** Consent in most cases is unlikely to be given for advertisement hoardings in conservation areas and within the setting of listed buildings because they are likely to be an incongruous feature, be visually intrusive in the historic street scene and have an adverse impact on the visual amenity of the area.
- 13.21** The Local Planning Authority is keen to ensure that where larger poster hoardings other than those permissible under the Regulations are sought, they do not have a detrimental impact on the amenity of the area. For example, in predominantly industrial and commercial areas, posters on the gable wall of buildings should, ideally, be located centrally on the wall, obscuring no significant architectural features and be of a size which reflects the overall scale of the building.

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اگر آپ اس دستاویز کو بڑے پرنٹ، بریلی، آڈیو کیسٹ پر یا کسی دوسری زبان میں لینا چاہیں تو براہ مہربانی ہم سے رابطہ قائم کریں، اور جہاں بھی ممکن ہوا ہم آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں گے۔



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