

REPORT FROM: DIRECTOR (SERVICES) & DEPUTY CHIEF EXECUTIVE
PLANNING AND BUILDING CONTROL MANAGER
TO: DEVELOPMENT MANAGEMENT COMMITTEE
DATE: 26th January 2015

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE ON 26 JANUARY 2015

Application Ref: 13/14/0492P **Ref:** 18365
Proposal: Full: Erection of a single storey rear extension.
At: 301 RAILWAY STREET NELSON BB9 0JE
On behalf of: Mr J Yunis
Date Registered: 21 October 2014
Expiry Date: 16 December 2014
Case Officer: Lee Greenwood

Site Description and Proposal

This application is brought to Development Management Committee, as the Nelson Committee were minded to approve the scheme, contrary to the adopted Replacement Pendle Local Plan and the Design Principles SPD.

The development seeks to erect a single storey extension to the rear of 301 Railway St, Nelson.

The site is a mid-terrace dwelling within the settlement boundary of Nelson and of no special designation in the Replacement Pendle Local Plan. The scheme has been amended since it was originally submitted, following concerns raised by Officers. This will be discussed in more detail in the Design and Amenity section below.

Relevant Planning History

N/A

Consultee Response

LCC Highways; no objections.

Nelson Town Council; considers that the poor design of the proposed extension will block natural light to the applicants own property.

Public Response

Six neighbours notified; one response received, commenting on;

- would restrict daylight to kitchen and living room windows.
- very concerned that the project will go ahead.

Relevant Planning Policy

Code	Policy
LP 13	Quality and Design of New Development
SPDDP	Supplementary Planning Document: Design Principles

Officer Comments

The main issues to consider in this application are design, amenity and compliance with Policy.

Policy

Policy 13 of the Replacement Pendle Local Plan is relevant, as it relates to the quality and design of new developments, requiring them to be in scale with the area and of appropriate design and appearance.

The Council's Design Principles Supplementary Planning Document (SPD) also contains guidance regarding residential extensions.

Design and Amenity

The SPD advises that extensions on or immediately adjacent to the party boundary will normally be acceptable if it does not project more than 4m, subject to a suitable relationship with the adjacent dwellings. This distance can be relaxed if sited away from the boundary or if larger extensions are characteristic and there is no adverse impact on neighbours.

The application site has an existing kitchen, projecting 2.6m in to the rear yard of the dwelling. As originally submitted, the extension was to measure 5.8m in length and run the full length of the shared boundary with no.299. The applicant was contacted and advised of the guidance within the SPD (as detailed above) due to concerns about impacts on the immediate neighbours. The plans were subsequently amended, reducing the projection to 4.5m.

With the exception of no.291 Railway Street (for which there is no recorded planning history) the appearance of the rear street scene is relatively uniform, with each property retaining their original projecting outriggers,

Despite the amendments submitted, the projection of the extension would still have an adverse impact on the amenities of no.299. It would be located immediately adjacent to the only windows which serve the living room and kitchen of the property. It would introduce a substantial built form along the shared boundary, with its height, reaching 4.7m to ridge level at the end of the extension, exacerbated within the sloping yard.

An extension of the length and massing proposed is disproportionate and would dominate the rear aspect of the site when viewed from neighbouring property. Despite the changes made it would be contrary to the aims of both Policy 13 and the SPD which require development to be in scale with the surrounding area.

Highways

The proposed development raises no adverse highway safety issues and LCC Engineers have no objections to the proposal.

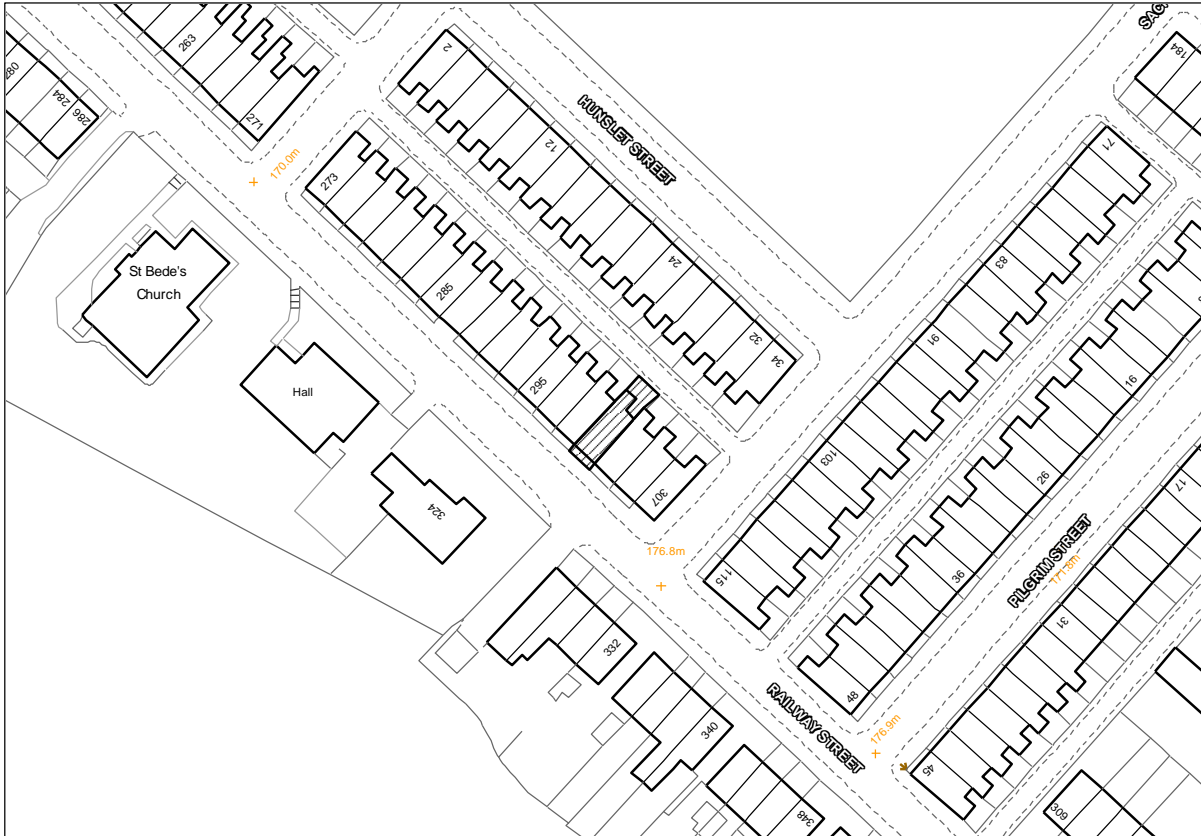
Summary

The proposed development would be overly large and adversely impinge on the amenity of the neighbouring property, being in close proximity to, and appearing overbearing from ground floor windows and the rear yard area. The application is therefore contrary to Replacement Local Plan Policy 13 and the Design Principles SPD.

RECOMMENDATION: Refuse

For the following reasons:

1. The proposed extension by virtue of its scale, projection and position immediately adjacent to the shared boundary would be overly large and dominant, having an adverse impact on the amenities of the neighbours at 299 Railway Street. The application is therefore contrary to Policy 13 of the Replacement Pendle Local Plan.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/CPB

Date: 13th January 2015