



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: NELSON COMMITTEE

DATE: 6th June 2016

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO NELSON COMMITTEE ON 06 JUNE 2016

Application Ref: 13/16/0099P

Ref: 19340

Proposal: Full: Erection of single storey extension to side and rear, roof terrace and dormers to front and rear (Re-Submission)

At: 159 HIBSON ROAD NELSON BB9 0DX

On behalf of: Mr W Ali

Date Registered: 11 March 2016

Expiry Date: 6 May 2016

Case Officer: Mubeen Patel

Site Description and Proposal

This application has been brought to the committee meeting at the request of a Councillor.

It has to be noted that a similar proposal was submitted for the property on 15th May 2015 which was refused by this Committee on 6th July 2015. This re-submitted application has made no notable changes in order to overcome the previous reason for refusal stated below;

- 1) The proposed dormer on the front elevation would, by virtue of its scale and design, have an adverse impact on the appearance of the property and would be detrimental to the character of the surrounding area contrary to Policy 13 of the Replacement Pendle Local Plan and the advice set out in the Design Principles SPD.

The application site is a semi-detached two storey dwelling positioned on Hibson Road with Nelson Poultry Club positioned opposite and St Pauls Primary School positioned adjacent to the club. As existing the property has a kitchen and store room extension to the rear. Parking is provided on the hardstanding to the rear of the site accessed from the narrow side street. The property is positioned at an angle where vehicles and pedestrians travelling up Hibson Road would look directly at its front elevation. The site is within a mainly residential area of the town within the settlement boundary.

The proposed development includes a flat roofed single storey extension to the side that would attach onto the existing utility room towards the rear. The extension will provide a hallway, cloak room, dining room and WC. The cloak room and entrance hall would extend up to the side boundary that runs along Hibson Road. The dining room would project to the side by 2.6 metres and would be 3.7 metres in total height. The materials proposed for the walls are render.

A roof terrace has been proposed above the flat roofed side extension with a 0.9 metre balustrade. Dormers will be provided to the front and rear roof slopes which would provide an office/study to the front and a bedroom to the rear. The number of bedrooms at the property would be retained at three. Materials for the dormers include slates to match the existing roof.

Amended plans received show the dormer to the front has been made slightly smaller and will now include a pitched roofed design rather than a flat roofed design.

Relevant Planning History

13/15/0220P – Erection of single storey extension to side and rear, roof terrace and dormers to front and rear – Refused – 06/07/2015.

13/02/0324P - Erect detached garage to side - Refused - 04/11/2002.

Consultee Response

Highways - Having considered the above application the Highways Development Control section does not have any objections in principle to the proposed extensions etc subject to condition.

Public Response

Five neighbours were notified, no comments have been received.

Relevant Planning Policy

Code	Policy
ENV2	Achieving Quality in Design and Conservation
SPDDP	Supplementary Planning Document: Design Principles

Officer Comments

The main issues to consider in this application are design and impact on amenity.

Policy

Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy 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.

The Design Principles 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 building's design and unsympathetic extensions can have a negative impact.

Design

The proposed flat roofed dormer on the rear roof slope would be set down from the ridge of the existing roof and set up from the eaves by more than 20cm. The materials proposed would match those used on the roof of the original dwelling. Given the details the dormer to the rear would be classed as Permitted Development under Class A of the Town and Country Planning (General Permitted Development) Order and therefore does not require planning approval.

The plans show the dormer to the front will have a pitched roof design and will be set in from the sides and will be quite large in size. Although the pitched roof design is better than a flat roofed dormer, front dormers do not form part of the design of the properties and terraces on this stretch of Hibson Road, and there are no existing front dormers on the adjacent semi or on the surrounding terraces. The Councils SPD states 'dormers on the front of a roof slope will not be acceptable unless they are a feature of other similar houses in the locality.

The large and bulky appearance of the dormer to the front elevation would clearly be at odds with, and detract from the design and clean lines of neighbouring properties and terraced rows. The house is particularly prominent being located at an angle to Hibson Road, with the front roof slope being clearly visible in view from people travelling in both directions of the Road. Therefore the proposed dormer would not preserve the character or appearance of the area.

The applicant has made reference to the flat roofed dormer recently constructed at No. 97 Hibson Road. This approval was in relation to a detached bungalow property which had a roof lift. This approved dormer is small in comparison with the size of the roof and is not a large or bulky addition. Although dormer windows are not common in the street scene, the houses on the west side of the road can accommodate this addition due to the separation distances between each dwelling and the set back of each dwelling from the road. This dormer window therefore does not adversely impact on the street scene or the design quality of the road.

The proposed single storey extension to the side and rear would have a flat roofed design which would match the flat roofed design of the existing kitchen and utility extensions and therefore would be acceptable in this location. The render finish of the external walls would be similar to the finish on the existing extensions. Therefore given the details the single storey side and rear extension would be in keeping with the host property and surrounding area.

The roof terrace will have a 0.9 metre balustrade positioned along the side and rear of the property which is of simple design and would not create any significant design issues.

Amenity

The proposed front dormer would raise no significant adverse amenity issues.

The proposed extension to the side and rear would have windows positioned in the front, side and rear elevations. The windows in the front and rear elevations would not overlook any neighbouring properties any more than existing and the windows in the side elevation would have an outlook onto the parking area within the site. Therefore the proposal would not overlook any neighbouring properties significantly more than existing.

The roof terrace would be positioned above the proposed side extension and does not extend over the flat roofed utility and kitchen extensions to the rear of the dwelling. Given its positioning and outlook from the terrace onto Hibson Road and open land owned by the Poultry Club, the roof terrace is acceptable in this location and will not have an adverse impact on the privacy and amenity of the occupiers of any neighbouring properties, nor will it have an overly overbearing impact on pedestrians using Hibson Road given its elevated position at first floor level on a residential dwelling.

Therefore the proposed extensions would not have a detrimental impact on the amenity of the occupiers of any neighbouring properties and would be in accordance with policy and guidance.

Summary

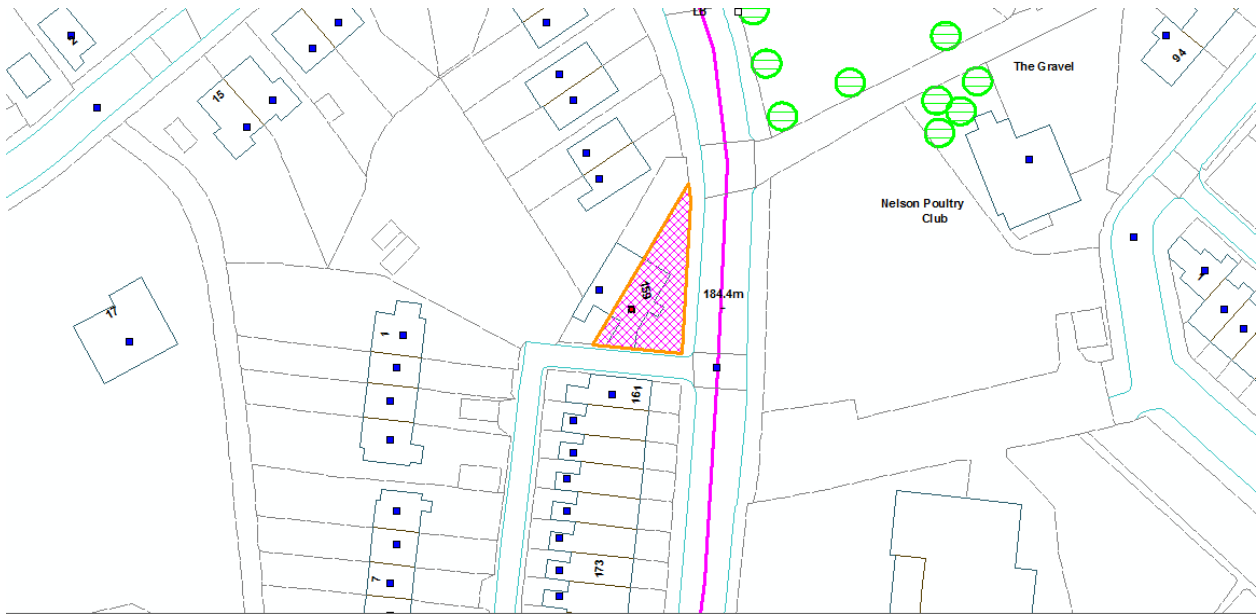
The proposed dormer on the front elevation would appear as an incongruous addition to this property and surrounding area and thereby fail to accord with ENV2 of the Local Plan: Core Strategy Part 1 and the guidance contained within the Design Principles SPD.

The single storey extension to side and rear and roof terrace although acceptable will also be refused as part of this application as a whole.

RECOMMENDATION: Refuse

For the following reasons:

1. The proposed dormer on the front elevation would, by virtue of its scale and design, have an adverse impact on the appearance of the property and would be detrimental to the character of the surrounding area contrary to Policy ENV2 of the Local Plan: Core Strategy Part 1 and the advice set out in the Design Principles SPD.



Application Ref: 13/16/0099P

Ref: 19340

Proposal: Full: Erection of single storey extension to side and rear, roof terrace and dormers to front and rear (Re-Submission)

At: 159 HIBSON ROAD NELSON BB9 0DX

On behalf of: Mr W Ali

REPORT TO NELSON COMMITTEE ON 06 JUNE 2016

Application Ref: 16/0293/HHO
Proposal: Full: Erection of dormers to front and rear.
At: 21 QUEENSGATE NELSON BB9 0AT
On behalf of: Mr Majid Butt
Date Registered: 13 April 2016
Expiry Date: 08 June 2016
Case Officer: Mubeen Patel

Site Description and Proposal

The application site relates to a semi-detached bungalow located on Queensgate in Nelson. Parking is provided on the drive to the front and side which leads to the detached garage to the rear whilst private amenity space is provided to the rear.

The proposed development is to erect dormers across the front and rear roof slopes of the property. The front and cheeks of the dormers will be finished with white shiplap boarding. The roof design of the dormers will be flat. The dormer to the front will measure 4.3m x .3.1m and will be 1.9m in height. The proposal will increase the bedrooms from two to three.

The dormer on the rear roof slope given its positioning and design would be classed as Permitted Development and therefore has not been taken into consideration within this application.

Relevant Planning History

The site has no relevant planning history.

Consultee Response

Highways - The Highway Development Control Section does not have any objections regarding the proposed erection of dormers to the front and rear of the above property. We are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Public Response

Seven neighbours were notified by letter, a letter of objection has been received which makes the following concerns;

- I would have no privacy, they would be able to look straight down into my bungalow;
- The road is narrow enough, people are going to live there and the road will be blocked by many cars;
- At the moment Queensgate has houses and bungalows which are reasonably nice, transforming these would be a disaster, if you let one person do front extensions others will follow.

Relevant Planning Policy

Code	Policy
ENV 2	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 compliance with policy, design and impact on the amenities of neighbouring residents.

Policy

Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy 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.

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 building's design and unsympathetic extensions can have a negative impact.

Policy 31 'Parking' which is a saved policy of the Replacement Pendle Local Plan requires adequate car parking to be provided for the development.

Design

A dormer has been proposed to the front of the property. As existing the semi-detached bungalows and semi-detached two storey dwellings in Queensgate are characterised by the unbroken roof slopes which are an essential part of the visual harmony of the street. The proposed dormer window would take up most of the width of the property and disrupts its harmony to the front. Its bulk, scale and large frontage would be totally out of keeping with the roof slope and would be seriously detrimental to the character and appearance of the street scene.

Although there are large sized dormers positioned on the properties on Causey Foot on the next street, given the number of front dormers on this street a clear precedent has been set on Causey Foot, however there are currently no existing dormers on Queensgate.

Part of the character of Queensgate derives from the distinctive clean roof slopes of the bungalows and dwellings 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 dormer proposed to the front elevation would be clearly at odds with, and detract from the design and clean lines of this semi bungalow. The dormer would appear particularly prominent being located to the front where the front roof slope would clearly be visible from the street. Therefore the proposed dormer would not preserve the character or appearance of the area.

Impact on Amenity

The dormer positioned on the front roof slope would maintain a distance of approximately 18m to the properties opposite; therefore although slightly higher than the bungalows across the road it

would not create overlooking of any neighbouring properties which would be significantly more than existing or detrimental to amenity. There will be no impact in relation to overshadowing.

Highways

The application does not propose any alterations to the current parking arrangements; sufficient parking will remain to be provided on the drive. LCC Highways have been consulted who have no objections and state the proposal would have negligible impact. Therefore, given the details the proposal would not have a significant detrimental impact on Highways safety.

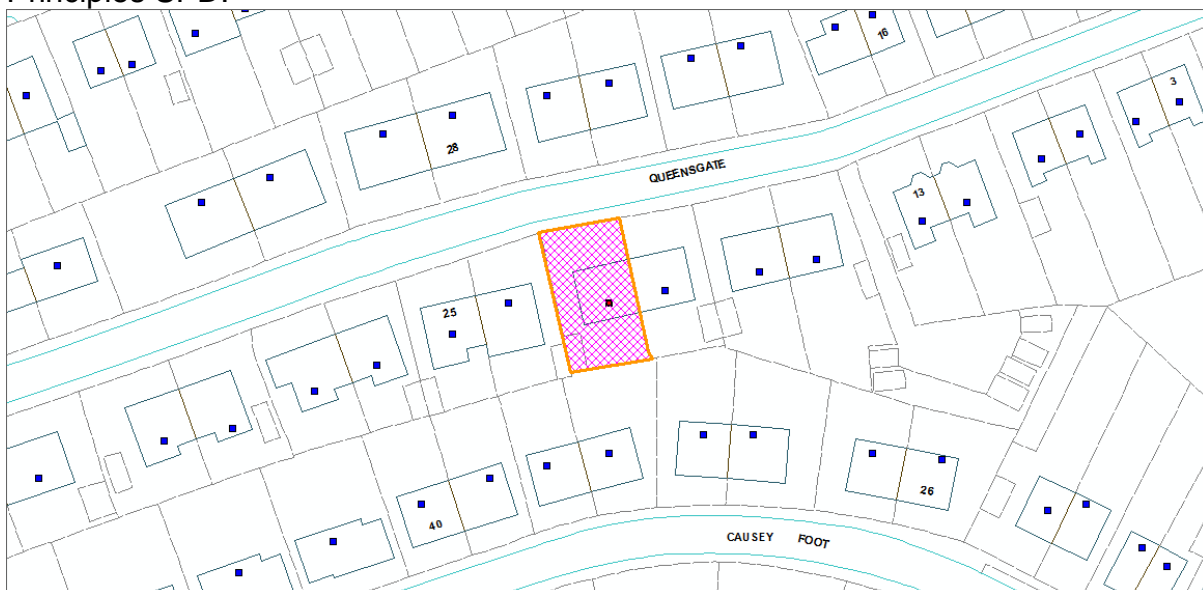
Summary

The proposed dormer would appear as an incongruous addition to this bungalow and thereby fail to accord with ENV2 of the Local Plan: Core Strategy and also guidance contained within the Design Principles SPD.

RECOMMENDATION: Refuse

For the following reasons:

The proposed dormer to front would, by virtue of its scale, design and positioning have an adverse impact on the appearance of the property and would be detrimental to the character of the area contrary to ENV2 of the Local Plan: Core Strategy Part 1 and the advice set out in the Design Principles SPD.



Application Ref: 16/0293/HHO

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

At: 21 QUEENSGATE NELSON BB9 0AT

On behalf of: Mr Majid Butt

LIST OF BACKGROUND PAPERS

Planning Applications

NW/HW

Date: 24th May 2016