



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 6th September 2016

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 6 SEPTEMBER 2016

Application Ref: 16/0398/FUL

Proposal: Full: Erection of a two storey extension to front and rear, dormer to rear converting the hipped roof to gable of the gymnasium building (D2).

At: 30 COLNE ROAD BRIERFIELD NELSON BB9 5NS

On behalf of: Mr S Shabir

Date Registered: 01 June 2016

Expiry Date: 24 August 2016

Case Officer: Mubeen Patel

Site Description and Proposal

The site is a two storey gymnasium premises at the junction with Wesley Street and Colne Road in the centre of Brierfield. On the northern side is Brierfield Methodist Church which is a Listed Building and there are commercial premises next door. There are residential properties to the rear of the site.

The property is located in the town centre of Brierfield, opposite the Listed War Memorial and Town Hall and adjacent to the Brierfield Methodist Church which is a Listed Building. The monument, Church and Town Hall are regarded as being of importance in terms of their heritage significance.

The proposed development is to erect a pitched roofed two storey extension to the front which would project out by 3.6m and extend across the whole frontage of the property. A two storey extension to the rear would be positioned adjacent to the existing outrigger and project to the rear by 3.7m. A flat roofed dormer has been proposed above this proposed extension and the existing outrigger which would take almost all of the width of the property and extend back up to the ridge of the original roof.

The proposed extensions would create further space within the building for meeting rooms at ground floor level, a fitness studio at first floor level and changing rooms and multi sports area at second floor level

The materials proposed for the walls of the extensions are sandstone with slates for the roof. The windows frames would be in brown UPVC.

Relevant Planning History

13/11/0108P - Full: Erection of a two storey extension to the rear and dormer windows on North and West elevations of the main gymnasium building (D2) – Approved - 28/04/2011.

13/09/0039P - Erection of a two storey extension to the front of the gymnasium - Appeal Allowed (APP/E2340/A/09/2102301) - 7/07/2009.

13/04/0076P – Change of use from butchers to health club - Approved 13/05/2004.

Consultee Response

LCC Highways - From the information provided, and observations on site, the Highway Development Control Section does not support this application and objects for the following reasons.

Whilst the application site is located centrally in Brierfield and close to the public transport network, the increase in floor space and usage would likely encourage an increase in vehicles to the building. There is currently no off-road parking provision associated with the property that could alleviate some of this increase. Wesley Street, the neighbouring street, is narrow and vehicles parked here, particularly near the junction with Colne Road, could pose a highway safety issue to other highway users.

Currently the commercial waste bin is stored within the curtilage at the front of the property. The applicant has not indicated an alternative storage location. We have concerns that this could be stored on the adopted highway posing a highway safety issue to other highway users.

We have concerns that rainwater from the proposed front extension could be allowed to drain onto the adopted highway, particularly from the roof elevation adjacent to 28a Colne Road. Section 163 of the Highways Act 1980 states that rainwater from any roof shall drain wholly within the existing site and shall not be allowed to discharge onto the adjacent adopted public highway network.

Public Response

Eleven neighbours were notified by letter, no comments have been received.

Officer Comments

The key issues for consideration are compliance with policy, design, impact on amenity and highway safety.

Policy

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

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

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

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

SPD also states that the roof is an important element of a buildings design and unsympathetic extensions can have a negative impact.

Design

The property is a traditional stone built end terraced property located on a prominent corner location where Wesley Street meets Colne Road. The neighbouring properties within the terrace have distinctive eaves detailing and front yard areas with low stone walls.

The slope of the blue slate roof and stone chimneys are an essential part of the visual harmony of the terrace where most of the corner properties on terraces within the vicinity have hipped roofs. The materials proposed for the walls and roof of the extensions would match those used on the original dwelling and are therefore acceptable.

The proposed dormer window would almost extend across the full width of the property and disrupt the design and harmony to the front and rear of the property. The proposed dormer would extend the roof to the side and rear with a similar eaves and ridge line however replacing the existing hipped finish with a gable finish. The gable design would appear incongruous and detract from the uniformity of front elevations of the majority of neighbouring terraces. Furthermore, the gable together with the size of the proposed two storey front extension would un-balance the adjoining properties by reason of its outward size and design which would create a discordant and unduly assertive feature, poorly related and out of character with the existing property.

This would result in a development incongruous in appearance to the detriment of the visual amenities of the occupiers of the neighbouring properties and harmful to the character of the area in this busy and prominent location. The bulk, scale and large windows of the two storey extension to front and dormer to rear would be totally out of keeping within this row and would be seriously detrimental to the character and appearance of the street scene. The development would therefore, be contrary to the aims of ENV1 and ENV2 of the Core Strategy Local Plan Part1 and the Design Principles SPD.

The two storey extension to the rear in terms of its positioning and scale would be acceptable, however given the extent of the proposed flat roof dormer which would form the roof of this two storey extension, this is also unacceptable in design terms.

Amenity

The two storey extension to the rear would be positioned up to shared boundary with its neighbour at no. 28a Colne Road, this is a business property at ground level with a flat above. There is a 3m high masonry wall along this boundary which extends to the cills of the ground floor windows, due to the change in ground levels from the front of the properties to the rear. The extension would project 3.7m from the rear wall at a height of 8.7m to eaves. First floor windows on the flat are set off the boundary line by at least 1m. Due to the orientation of the extension, there would unlikely to be adverse overbearing or access to light. The use of the extension as fitness studio is unlikely to present any noise or disturbance issues on the neighbouring flat which would be significantly more than existing.

The projection of the two storey extension to the front would not create significant overshadowing on the neighbouring business premises at ground floor level given this property already has a front extension, furthermore given the pitched roofed design of the extension which would taper away from the neighbouring property it would not detrimentally impact in terms of overshadowing on the occupiers of the first floor flat.

The rear elevation presently has four windows that face west towards the terrace houses to the rear. The proposed two storey extension to rear and dormer windows would create an additional

five windows. The development would be situated closer to the rear boundary, however no further than the existing outrigger. Therefore the extensions would not unduly appear overbearing on front gardens of houses on Wesley Street or adversely affect the privacy of residential properties, in that the windows in the extension would face towards the more public front garden areas.

The proposed dormer would not have any windows in its side elevation facing the church. The plans show the two storey extension to the front would have windows in the front and northern side elevation. Given the positioning of the windows there would be no significant harmful overlooking from the proposed extensions

There would remain adequate yard area at the rear to accommodate waste storage.

Other issues

Planning permission was granted on appeal for a two storey extension to the front of the building in 2009 and for a dormer in 2011. It should be noted that the approved two storey extension to the front was much smaller in size and scale and would have had less of an impact on the appearance of the building, the character of the area and street scene.

The dormer which was approved in 2011 was small in size and took only a small proportion of the hip of this property. However the proposed dormer is much larger in size and in total takes up more than half of the roof of the original dwelling whilst altering the original design of the property and adversely affecting its character.

Highways

The application site is located centrally in Brierfield and close to the public transport network. The proposal would increase the floor space of the property and usage is likely to increase. There is currently no off-road parking provision associated with the property. However, given its town centre location with public transport links and nearby public car parks which are highly accessible, any highways issues resulting from an increase in customers/users would be negligible.

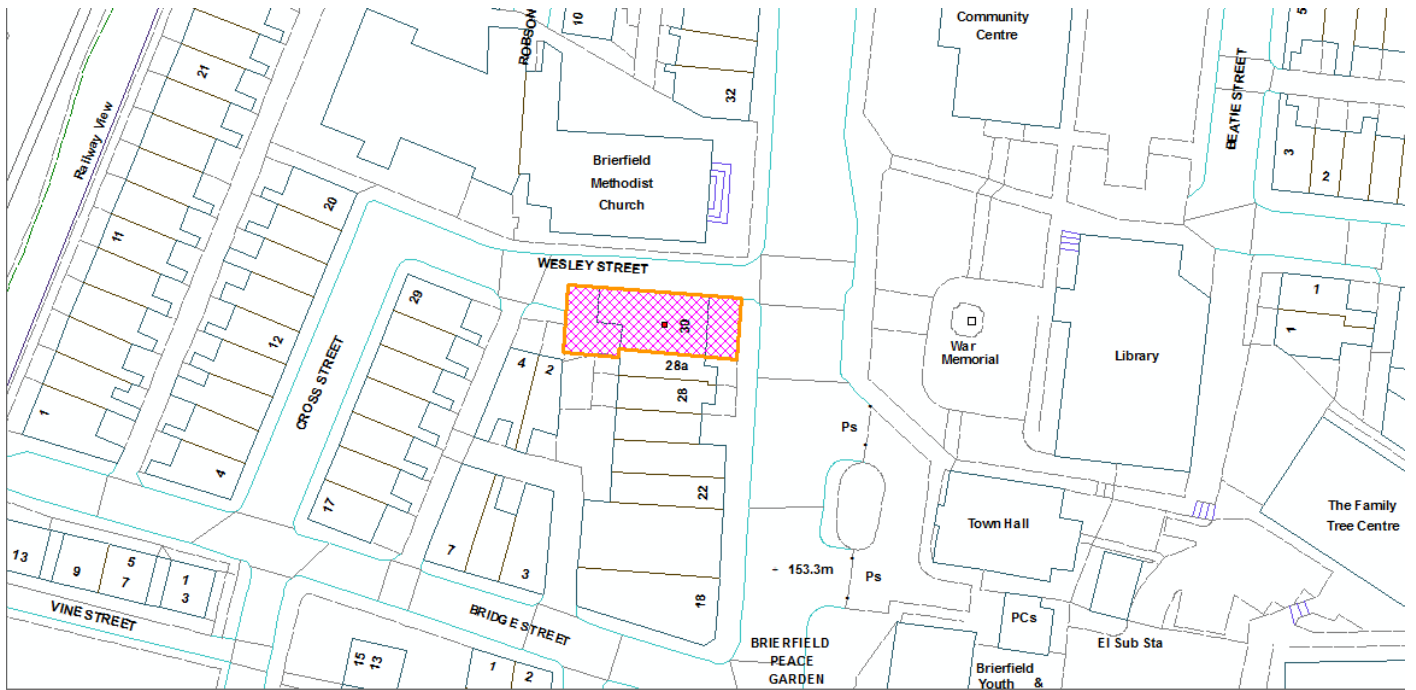
Summary

The proposed roof extension would include the remodelling of the roof from hip to gable and the erection of a two storey extension to the front elevation which would result in a disproportionate building that would create an unduly assertive feature, poorly related and out of character with the property. The incongruous appearance would be of detriment to the visual amenity of the area and the character of the area. The development would therefore, be contrary to the aims of ENV1 and ENV2 of the Local Plan: Core Strategy Part 1 and the guidance contained within the Councils Design principles SPD.

RECOMMENDATION: Refuse

For the following reasons:

1. The proposed roof extension to the rear and two storey extension to the front would result in a disproportionate building that would create an unduly assertive feature, poorly related and out of character with the property. The incongruous appearance would be of detriment to the visual amenity of the area and the character of the area. The development would therefore, be contrary to the aims of Policy ENV1 and ENV2 of the Local Plan: Core Strategy Part 1 and the guidance contained within the Councils Design Principles SPD.



Application Ref: 16/0398/FUL

Proposal: Full: Erection of a two storey extension to front and rear, dormer to rear converting the hipped roof to gable of the gymnasium building (D2).

At: 30 COLNE ROAD BRIERFIELD NELSON BB9 5NS

On behalf of: Mr S Shabir

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 6 SEPTEMBER 2016

Application Ref: 16/0429/FUL

Proposal: Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description).

At: 97 Brier Crescent, Nelson

On behalf of: Mr N Younis

Date Registered: 17 June 2016

Expiry Date: 12 August 2016

Case Officer: Lee Greenwood

This application is brought before Committee as the applicant is a Member of Pendle Council.

Site Description and Proposal

The proposal seeks to change an existing, vacant nursing home to a single dwelling. The scheme also includes a rear extension and new wall/fence to the boundary facing Hibson Road, however this latter element may be subject to amendments.

The site is within the settlement boundary and of no specific designation.

Relevant Planning History

13/97/0509P – External Alterations – **Approved**

13/98/0063P – Extend accommodation at first floor - **Approved**

Consultee Response

LCC Highways; proposed wall/fence may impact on site lines, which are already constrained. Request applicant looks at this issue.

Brierfield TC; no comments received.

Public Response

Nine neighbours notified; no objections received.

Officer Comments

Policy

Policy SDP2 of the Local Plan Part 1 identifies the settlement hierarchy in terms of the location of new development. Colne is identified as a Key Service Centre, being one of the areas in which future growth will be focussed.

LIV1 supports new residential development which accords with other policies within the Core Strategy, particularly when located on non-allocated sites within a settlement boundary where they are sustainable.

Policy ENV2 relates to the achievement of good design in new developments. Policy LIV5 echoes these requirements but with specific relevance to housing.

Saved Policy 31 of the Replacement Pendle Local Plan relates to parking provision for new development.

Principle of Development

The site is located within the settlement boundary, within a predominantly residential area. Public transport links are readily available, with bus stops less than 15m away from the site on Hibson Road which provide direct access to Nelson, Brierfield and beyond. There is a local convenience store some 150m away and there are several schools (both primary and secondary) within the neighbourhood.

In light of these characteristics the site is sustainable and would comply with the aims of the aforementioned housing policies.

Design and Amenity

Accounting for the former use, the premises already has the appearance of a large, detached dwelling.

The primary changes proposed as part of this scheme include the reconfiguration of window openings, the application of white render to the exterior (currently red brick) and the erection of a single storey extension to the rear.

The proposed addition would infill a recessed area to the corner of the property and would not project beyond the furthest point of the existing building line to the rear, measuring 3.3m by 3.7m and standing 3m high with a flat roof. The extension raises no design issues, nor would it adversely impact on the amenities of the nearest neighbours accounting for its scale, massing and the separation distances. Some ancillary side windows are proposed in the east facing elevation; however they would not lead to unacceptable privacy loss due to their design and position.

The use of render to the external walls of the property raises no adverse issues accounting for the variety of finishes which can be found in the surrounding area. Nor would the proposed works to window openings raise any concerns, with existing separation distances maintained.

The original plans proposed a large wall and fence to the Hibson Road boundary of the site, standing 2.7m high. As this area of the site is highly prominent from public vantage points, the Agent was asked to consider alternatives to what would be a dominant feature in the street scene. The plans have subsequently been revised and a hedge is now proposed along this elevation, which will provide a more sympathetic boundary treatment and tie in with the natural screening which already exists on site.

In light of these amendments, the scheme as a whole is acceptable and compliant with the Local Plan.

Highways

LCC Engineers had raised provisional concerns about the erection of a 2.7m high wall/fence and the possible impacts on sight lines. As detailed above, the plans have subsequently been

amended and a hedge is proposed instead of a fence, which could be undertaken without requiring planning permission.

The site has a lengthy driveway and an additional area of hardstanding is proposed, which will provide adequate off-street provision. As such the development raises no adverse highway safety issues.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development complies with the aforementioned Policies within the Local Plan Part 1 and the saved Policies of the Replacement Pendle Local Plan, being appropriate in terms of use, scale, design and amenity. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: LU035 P01, P04, P05A, P06A.

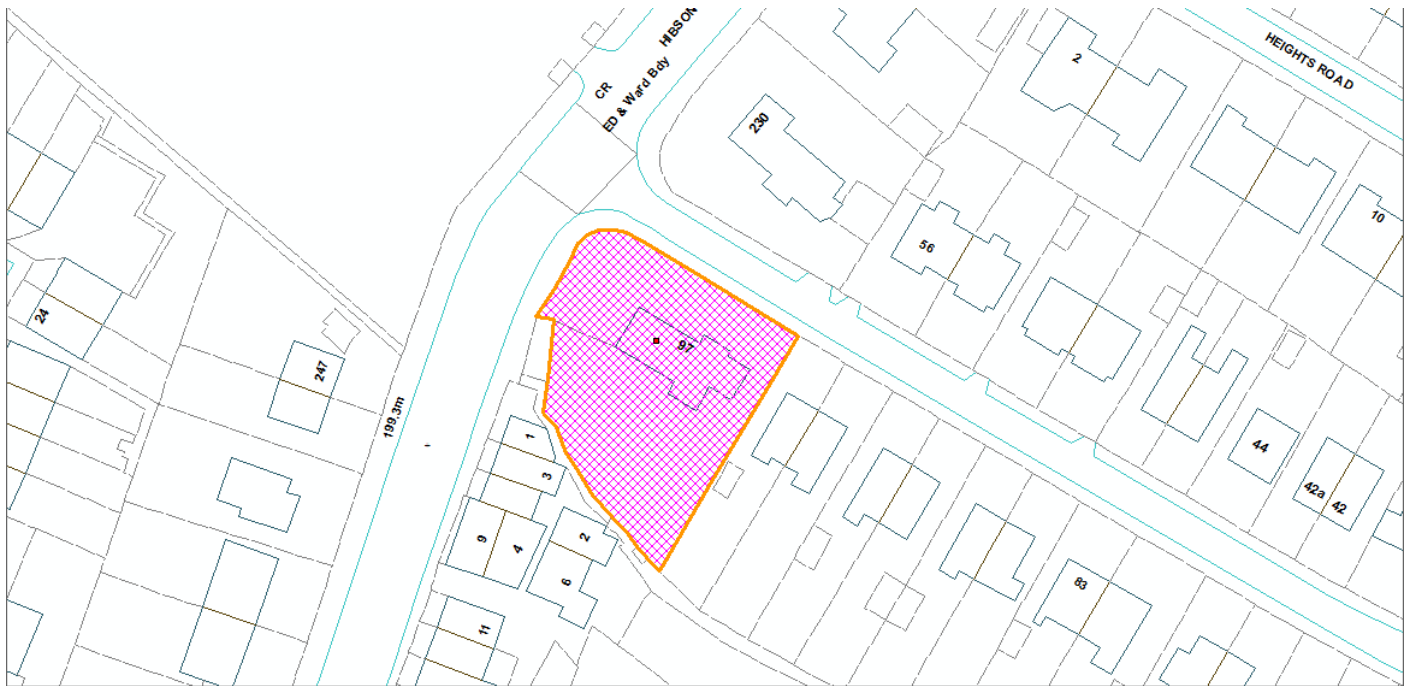
Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Notwithstanding any indication on the application forms, no consent is given for the erection of a 2.7m high wall to the Hibson Road boundary of the site. The development shall be carried out in accordance with amended plans LU035-P05A and LU035-P06A.

Reason: In the interests of clarity.



Application Ref: 16/0429/FUL

Proposal: Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description).

At: 97 Brier Crescent, Nelson

On behalf of: Mr N Younis

LIST OF BACKGROUND PAPERS

Planning Applications

NW/HW

Date: 23rd August 2016