

**REPORT FROM:** PLANNING, BUILDING CONTROL AND LICENSING  
SERVICES MANAGER

**TO:** WEST CRAVEN COMMITTEE

**DATE:** 6<sup>th</sup> March, 2018

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## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning application.



## COMMITTEE REPORT – WEST CRAVEN AREA COMMITTEE 6<sup>th</sup> March 2018

**Application Ref:** 17/0774/HHO

**Proposal: Full:** Retain existing domestic porch (Retrospective) (Re -Submission).

**At:** 3 Taylor Street, Barnoldswick

**On Behalf of:** Mr Gareth Owen

**Date Registered:** 04 January, 2018

**Expiry Date:** 01 March, 2018

**Case Officer:** Christian Barton

### **Site Description and Proposal**

The application site is a two storey, mid-terrace property located within the west of the settlement boundary of Barnoldswick and the Cornmill and Valley Gardens Conservation Area. The property sits on Taylor Street, a residential street lined with properties of varied styles and frontages on a row of two storey terraced houses facing semi-detached stone houses. The design of the terraces is simple with an unbroken building line. The house is surrounded by residential properties to three sides with parkland and a building yard found to the east. The natural stone built property under a blue slate roof has a walled yard area to the rear, a front terrace and brown uPVC doors and windows.

The proposal is made in retrospect and seeks to retain a partly constructed porch to the front (west) of the property. The porch has a footprint of 1.75m x 1.3m with a total height of 3m. The porch has a brown uPVC window on each side elevation (north/south) with a door to the front of the same material. The porch is proposed to be re-constructed externally from coursed natural stone masonry, has a blue slate mono- pitched roof and is a resubmission of the application 17/0587/HHO.

### **Planning History**

17/0587/HHO - Full: Erection of porch on the west elevation (Retrospective) – Refused – December 2017.

### **Consultee Response**

PBC Conservation Section - The terrace lies at the edge of the Corn Mill and Valley Gardens CA; the special interest of the CA derives primarily from the Corn Mill and its original water-power infrastructure through Valley Gardens, with workers' terraced cottages being built on the upper valley sides. These local stone and Welsh slated terraces are typical of the late 19th/early 20thC development in Barnoldswick, being simple in form and plain in design. Such later terraces are usually flat-fronted and porches are not normally an integral part of their original design.

The CA Design and Development SPD (para 4.56) states that porches located at the front of a building will often be very prominent in the street scene, and therefore new porches must be carefully considered. They will not be appropriate where the house is part of a terrace or group of houses where porches are not traditionally found.



There are no other similar porches on this terrace row or on other nearby terraces within the CA; the simple design and flat-fronted form of the terraces can be clearly seen and appreciated, and this contributes positively to the character and appearance of the CA.

Barnoldswick Town Council – No comments received.

### **Public Response**

No response received.

### **Officer Comments**

The main considerations for this application are any potential impacts on residential amenity along with the design and impacts on the Cornmill and Valley Gardens Conservation Area.

The approach to determining applications affecting conservation areas is set out in statute in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990). This requires that in exercising any planning function, special attention should be given to the desirability of preserving or enhancing the character and appearance of that area.

The relevant Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) policies are:

- CS Policy ENV1 seeks to protect and enhance the natural and historic environment and sets out the requirements for development proposals. The policy requires that developments within conservation areas should ensure that the significance (including the setting) of the heritage asset is not harmed or lost without clear and convincing justification.
- CS Policy ENV2 sets out general design principles, historic environment and climate change. The policy requires developments are to be of the highest possible standard of design. It states that developments should be practical and legible, attractive to look at, and seek to inspire and excite. They should also contribute to a sense of space. Materials used should be appropriate to their setting.

### **National Planning Policy Framework (“the Framework”)**

Para 64 states that planning applications should be refused in the instance of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 129 states that LPAs should assess the significance of heritage assets affected including their setting. In reaching decisions on development affecting heritage assets account should be taken of:

- The desirability of sustaining and enhancing the significance of the asset and putting them to a viable use consistent with their conservation
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.



Other policies and guidance's are also relevant:

- The Design Principles Supplementary Planning Document (SPD) applies to extension and sets out the aspects required for good design.
- The Conservation Area Design and Development Guidance Supplementary Planning Document (SPD) gives guidance on developments within Conservation Areas.

1. Impacts on Amenity

The properties that could be affected by the development are 1 and 5 Taylor Street; these are the adjoined neighbours of the mid-terrace property. The other neighbouring properties are far enough away to not be effected.

The massing of the porch extension does not present any adverse impacts on the living conditions of the occupants of the adjoined properties and the relationship it has with the windows in adjoining houses would not lead to any loss of privacy.

2. Design and Impacts on the Cornmill and Valley Gardens Conservation Area

The setting for the porch is that it sits on the west elevation of the property which in turn sits as the end terrace. The impact the development would have on the building is set against the unbroken largely symmetrical features found along the whole of the terrace. Porches should be designed and constructed in a way that is sympathetic to the character of the surrounding area and the existing street scene. The porch extends 1.3m from the front elevation of the house finishing 1.1m from the highway; this level of projection fails to comply with the guidance in the adopted Design Principles SPD whereby maximum projections of 1.25m are advised for properties of this nature.

The porch introduces an unbalanced element in the street scene and does not reflect the design character of the terrace. It does not reflect well on the design of the terrace and is thus of poor design and is an incongruous addition to the frontage of the property. Para 64 of the Framework states that permission should be refused for development that is of poor design and that also fails to take the opportunities available for improving the character and quality of an area.

The adopted Conservation Area SPD states that porches will not normally be appropriate where the house is part of a terrace or group of houses where porches are not traditionally found. The porch is at odds with the simple Victorian façade of the terrace property along with the regular rhythm of the frontages of the row. The development therefore contravenes the guidance of the Conservation Area SPD, is unacceptable in this location and is of detriment to the designated heritage asset.

The Framework splits the considerations of how to deal with development that harms designated heritage assets into those that cause substantial harm or total loss and harm that would be less than substantial. When there would be less than substantial harm, as is the case here, the harm should be weighed against the public benefits of the scheme. There would be no public benefits from the development of a domestic porch and the development should be refused in accordance with the policy set out in paragraph 134 of the Framework.

3. Summary

The proposal seeks to retain a partly constructed porch extension to the front (west) of the property and clad the porch with use of coursed natural stone. The development is acceptable in terms of the impact on the amenity on the neighbouring properties. The porch extension is

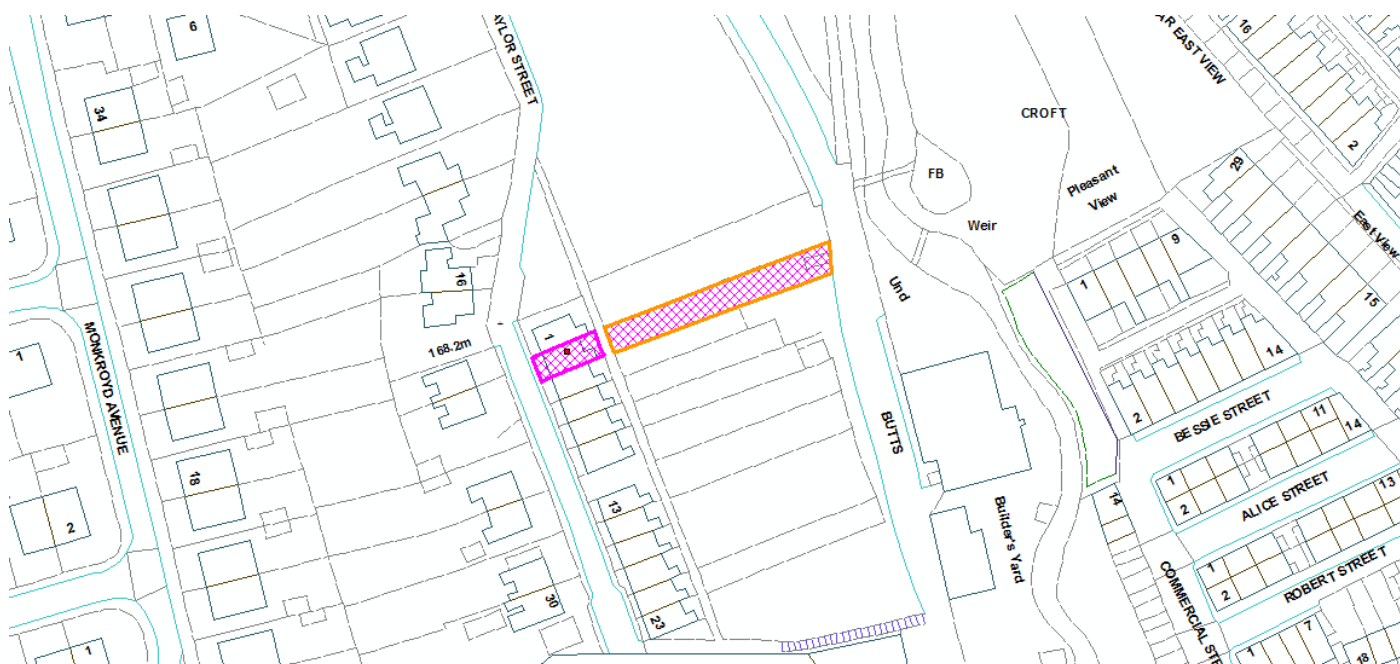


however an inappropriate addition to the property and is of visual detriment to the character of the area and the Cornmill and Valley Gardens Conservation Area.

The porch extension is at odds with the Victorian façade of the house and therefore fails to comply with Policies ENV1 and ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), the Conservation Area Design and Development Guidance Supplementary Planning Document, the Design Principles Supplementary Planning Document and Paragraphs 64, 129 and 134 of the National Planning Policy Framework.

### **RECOMMENDATION: Refuse**

1. The proposal is a poor design, it is at odds with the regular rhythm of the frontages on that particular row of properties and therefore fails to comply with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), the Design Principles Supplementary Planning Document and Paragraph 64 of the National Planning Policy Framework.
2. The development has an adverse impact on the dwelling and the Cornmill and Valley Gardens Conservation Area. The scheme is visually detrimental to the designated heritage asset and its setting and whilst the harm is less than significant, that harm is not outweighed by any public benefits. As such the development fails to accord with Policy ENV1 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011-2030), the Conservation Area Design and Development Guidance Supplementary Planning Document and Paragraphs 129 and 134 of the National Planning Policy Framework.



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**At:** 3 Taylor Street, Barnoldswick

**On Behalf of:** Mr Gareth Owen



## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NPW/MP**

**Date: 22nd February 2018**