

REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

DATE: 27th March, 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN AREA COMMITTEE ON 27TH MARCH 2018

Application Ref: 18/0082/HHO

Proposal: Full: Erection of single storey extensions to front and rear, raising of roof and erection of dormers to front and rear (Re-Submission).

At: 21 Ingleborough Drive, Barnoldswick

On behalf of: Mr Tony Hollings

Date Registered: 01.02.2018

Expiry Date: 29.03.2018

Case Officer: Charlotte Pinch

Site Description and Proposal

The application is brought to Committee as it was called in by a Councillor.

The application site is a semi-detached single storey bungalow, in a row of identical staggered small scale properties. The site is within the settlement boundary of Barnoldswick, directly opposite the open area of the Mount St Mary's Abbey.

The proposal is for the erection of a single storey front and rear extension, a single storey porch on the side elevation and a pitch roof dormer on the front and rear elevations. This would provide first floor accommodation and introduce gable and pitch roof features to the front and rear elevation of the dwelling.

This would comprise of extended kitchen and living areas at ground floor level, with three bedrooms and two bathrooms at first floor level.

The proposed alterations and extensions would be externally constructed of timber painted weatherboard and blue slate roof tiles to match the existing dwellinghouse. The rest of the dwelling would be clad in painted smooth and dashed render.

Relevant Planning History

17/0729/HHO Full: Erection of first floor extension to side (South) and front, single storey extension to rear and dormer on rear roof slope with roof alterations. Refused. 2017.

Consultee Response

LCC Highways

No objections.

Public Response

None received.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) of the Pendle Local Plan Part 1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 (Achieving Quality in Design and Conservation) of the Pendle Local Plan Part 1 identifies the need to 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. It states that siting and design should be in scale and harmony with its surroundings.

Replacement Pendle Local Plan

Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Design Principles Supplementary Planning Document (SPD) applies to householder extensions and sets out the aspects required for good design.

Design

Policy ENV2 requires high standards of quality and design in new development to ensure protection of the character of the borough and quality of life for local residents.

The Design Principles SPD highlights that extensions should be designed to appear subordinate in scale to the original dwelling and the overall scale of the development should not look out of place in the street scene.

The existing dwelling is a single storey small scale bungalow, located within a row of identical dwellings. The vast majority of properties in the immediate vicinity are of the same design and very few have undergone any alterations. The ground floor elements of this proposal, including the single storey front, rear and porch alterations, would be acceptable as they are of a modest height and would be partially obscured by fences and vegetation.

However, the proposed front dormer is of such a scale that it would significantly increase the bulk at first floor level, on what is currently a modest single storey dwelling. This would result in an incongruous appearance, which would be at odds with the simple roof form of the dwelling and neighbouring identical properties.

The SPD advises that dormers should not be so large as to dominate the roof slope, resulting in a property that appears unbalanced. Roof alterations should, therefore, be minor and sympathetic to the original design of the building.

It is acknowledged that there is some limited evidence of first floor dormers within the immediate vicinity of the application site. However, it is noted that comparable dormers in the area retain a reasonable set in from the side, ridge and eaves of the roof. The proposed front dormer, would allow little separation distance with the ridge and eaves of the roof, filling the roof space and creating an over dominant feature. The large amount of glazing is not a traditional characteristic of the property and creates an ornate appearance on a simple roof.

Furthermore, with regards to materials the SPD advises it is important to match the type, size and coursing of the material on the host building. In certain circumstances there may be a place for the use of other materials; however these must be part of a high quality, contemporary design.

The proposed extensions are shown to be clad in timber boarding, with the rest of the house being covered in painted smooth render. Although timber boarding is not a key feature of properties in the area, it would be acceptable on the smaller ground floor extensions as they would be predominantly hidden from the street scene.

However, the use of timber boarding on the dormer extensions would appear at odds with the roof of the dwellinghouse and result in the scale of the dormers being further accentuated.

The design, scale and materials of this development are unacceptable and do not comply with Policy ENV2, Paragraph 64 of the NPPF and the Design Principles SPD.

Residential Amenity

The Design Principles SPD states that extensions must adequately protect neighbours enjoying their own home and should take account of regular spacing between buildings. Extensions must not overshadow to an unacceptable degree or have an overbearing impact on neighbouring properties.

The proposed single storey front extension would project forward of the front elevation of all the dwellings in this row. Although it would be partially visible from the front of the immediately adjacent neighbouring dwellings, it would have a modest depth of 1.8 metres and therefore would not result in a loss of light to neighbouring properties.

The SPD further states that windows in extensions should not directly or inappropriately overlook adjacent properties.

First floor front facing windows are proposed, however these would look directly onto the open area of Mount St Mary's Abbey, which has no residential use. In addition, a first floor rear dormer window is proposed, serving a bathroom and bedroom. These would be sited over 22 metres from the side boundary of the nearest property to the rear of the site, therefore complying with the required minimum space standards.

A first floor side facing window is proposed, as a secondary window for a first floor bedroom. This would face directly onto No.18 Ingleborough Drive and therefore would be conditioned to ensure it is obscure glazed.

Therefore, the proposed development is acceptable in terms of residential amenity in accordance with Policy ENV2 and the Design Principles SPD.

Highways

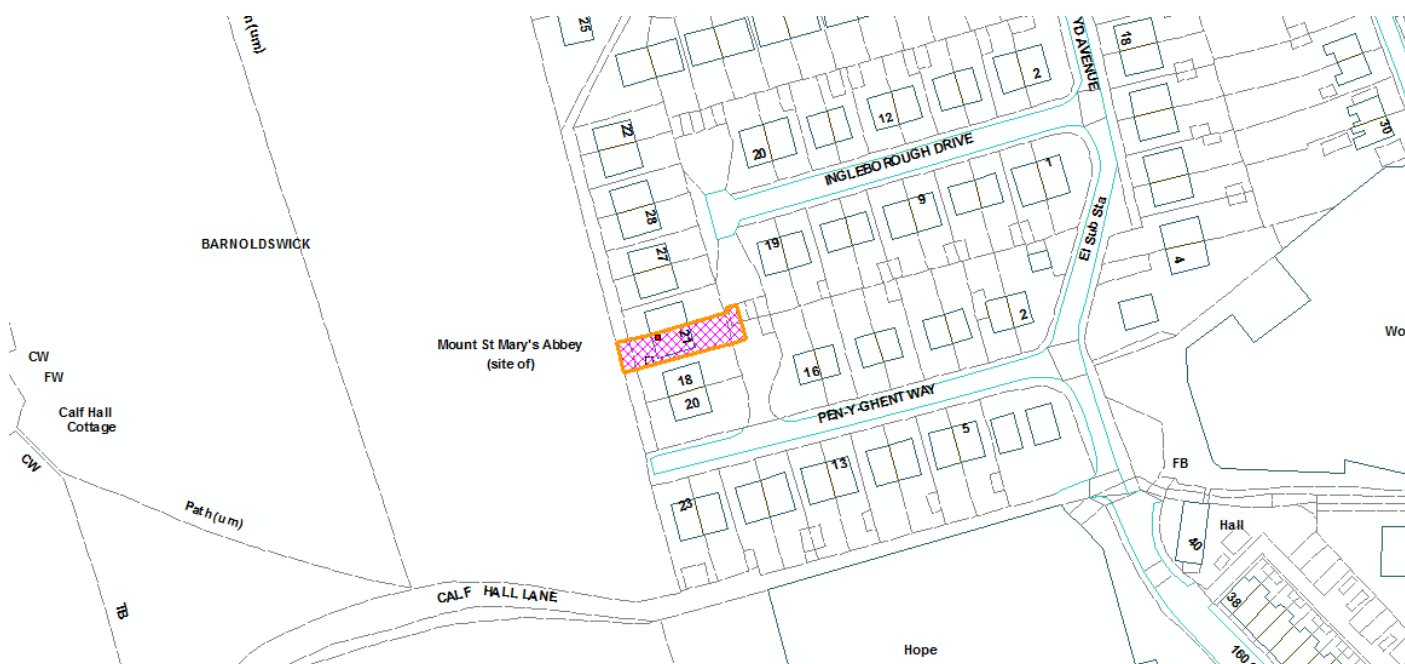
No objections have been raised by LCC Highways, with regards to highway safety.

The proposed development would increase the number of bedrooms at the property from two to three, therefore two parking spaces on the plot would be required. At the rear of the property is a single garage and forecourt. This is large enough to accommodate two vehicles, which would be sufficient.

RECOMMENDATION: Refuse

The design of the development is unacceptable and it is therefore recommended that the application be refused for the following reason:

The visual impact of the front dormer when related to the existing property and street scene are unacceptable. The scale of the dormer is disproportionate to the size of the dwellinghouse and dominates the roof slope. The significant amount of glazing is not appropriate in the street scene and further makes the dormer appear incongruous. The design is thus poor and the development fails to comply with Policy ENV2 of the adopted Pendle Local Plan Part 1: Core Strategy and the National Planning Policy Framework Paragraph 64.



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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 15th March 2018