

REPORT FROM:	PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER
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TO:	NELSON COMMITTEE
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DATE:	4 June 2018
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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

COMMITTEE REPORT – NELSON AREA COMMITTEE 4 JUNE 2018

Application Ref: 18/0235/HHO

Proposal: Full: Erection of single storey extension to rear.

At: 38 Fleet Street, Nelson

On Behalf of: Mr Aamir Mehmood

Date Registered: 03 April, 2018

Expiry Date: 29 May, 2018

Case Officer: Christian Barton

Referral to Committee: Call-in from Committee Chair.

Site Description and Proposal

The application site is a two storey, mid-terrace property located within Nelson. The property sits on Fleet Street, a residential street lined with properties of similar styles and frontages. The house is surrounded by residential properties to all sides and has a walled yard area to the rear. The natural stone built property under a blue slate roof has uPVC doors and windows.

The application involves the erection of a single storey extension to the rear of the property to provide additional kitchen areas and a downstairs Water Closet (WC). The extension is to have a footprint of 4.5m x 4.5m with a mono-pitched roof totalling 3.8m in height.

The extension would have rendered side elevations with a reconstituted stone rear elevation. Concrete roofing tiles are proposed along with white uPVC doors and windows.

Relevant Planning History

No relevant planning history.

Consultee Response

LCC Highways - Pedestrian access to the rear of the property will be maintained and there will be sufficient area with the remaining yard to store refuse bins. Therefore the above proposal raises no highway concerns and I would raise no objection to the proposal on highway safety grounds.

Nelson 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, the design and highway safety.

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

- CS Policy ENV2 sets out general design principles, historic environment and climate change.

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.

1. Impacts on Amenity

Both the rear elevations of the adjoined properties, numbers 36 and 40 remain undeveloped with the exception of a small porch on the rear door of number 40. Given the arrangement of the openings on the rear elevations of the adjoining properties, the living conditions of the occupants of number 36 would not be adversely affected by the development. The rear door of number 36 sits immediately adjacent to the shared boundary of the site.

The rear yard and number 40 are currently separated by a 1m high stone wall. A main room window, likely serving a lounge/dining room sits immediately adjacent to the shared boundary at number 40.

The development proposed breaches a 45 degree line measured from the centre of the neighbouring main window. The extension proposed is to project 4.5m from the rear elevation of the house and as such fails to comply with the adopted Design Principles SPD. The issue has been raised with the Applicant however no alterations to the design of the proposal have been made.

The development would be overbearing on the neighbouring property thus detrimentally affecting the living conditions of the occupants of number 40, is unacceptable in this location and fails to comply with Policy ENV2 and the adopted Design Principles SPD.

2. Design and Materials

Domestic extensions should be designed in way that is appropriate in relation to other neighbouring properties in terms of aspect, design and scale. The design of the extension is subservient to the original structure in terms of massing and roof height. Materials to complement the existing dwellinghouse and appearance of the area are proposed, these are acceptable.

3. Highway Safety

The development is acceptable from a highway safety perspective with LCC Highways Engineers having 'no objection' to the proposal. The house is afforded adequate yard space to allow for the storage of bins following development, this is acceptable.

Summary

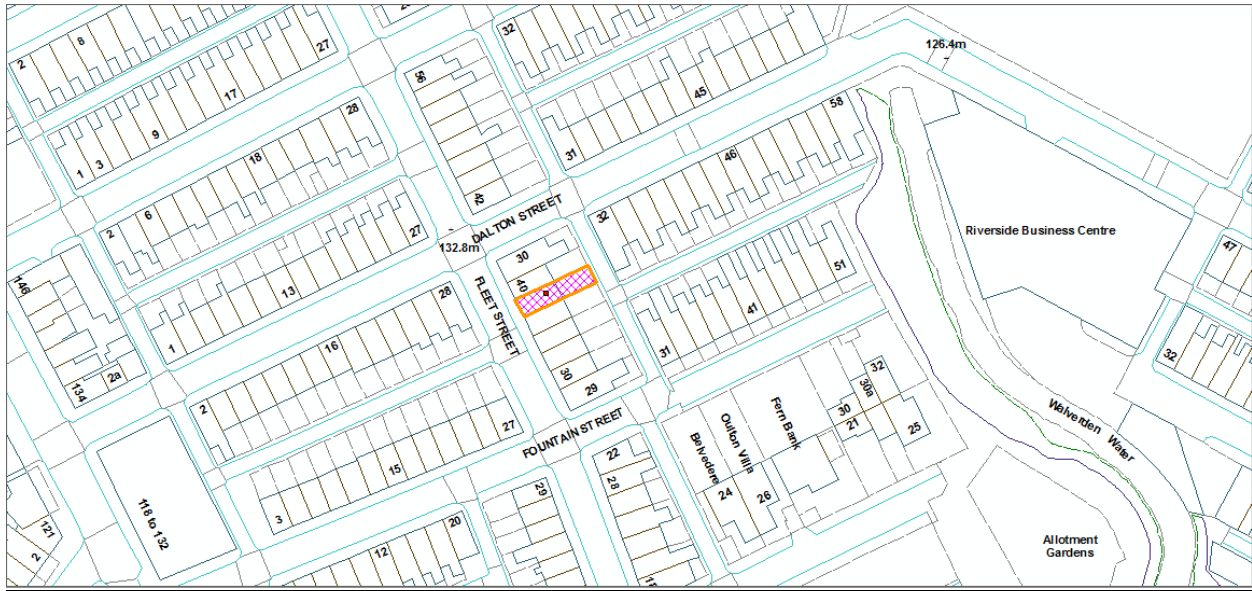
The proposal seeks to erect a single storey extension to the rear of the property to provide extended kitchen areas and a downstairs WC. The scheme is suitable in relation to the effects on some of the neighbouring properties with the design being visually appropriate for area. The proposal is also acceptable in the way of highway safety.

The development however would result in an overbearing relationship with the adjoining property, 40 Fleet Street and would adversely affect the living conditions of the occupants of this neighbouring property.

The proposal is therefore unacceptable for the location and fails to comply with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) and the Design Principles Supplementary Planning Document.

RECOMMENDATION: Refuse

1. The proposed extension, by virtue of its rearward projection, would result in an overbearing impact upon and loss of light to a habitable room window which would have a materially adverse impact upon the living conditions of the occupants of the adjoining property thereby failing to accord with Policy ENV2 of the Core Strategy Local Plan Part 1, the adopted Design Principles Supplementary Planning Document and paragraph 64 of the National Planning Policy Framework.



Application Ref: 18/0235/HHO

Proposal: Full: Erection of single storey extension to rear.

At: 38 Fleet Street, Nelson

On Behalf of: Mr Aamir Mehmood

COMMITTEE REPORT – NELSON AREA COMMITTEE 4 JUNE 2018

Application Ref: 18/0238/HHO

Proposal: Full: Erection of two-storey extension to rear.

At: 28 Camden Street, Nelson

On Behalf of: Mr Taswar Anjum

Date Registered: 04 April, 2018

Expiry Date: 30 May, 2018

Case Officer: Christian Barton

Site Description and Proposal

The application site is a two storey, end-terrace property located within the south of the settlement boundary of Nelson. The property sits on Camden Street on the junction of Bradshaw Street, both are residential streets lined with properties of similar styles and frontages.

The house is surrounded by residential properties to all sides and has a walled yard area to the rear. The natural stone built property under a blue slate roof has white uPVC doors and windows.

The application is for the erection of a two-storey rear extension to provide additional kitchen areas at ground floor level and an additional bedroom with ensuite facilities on the first floor.

The extension would have a footprint of 5m x 3m with a shallow pitched roof totalling 6.4m in height. It would have natural stone walls, concrete roofing tiles and white uPVC doors and windows.

Relevant Planning History

No relevant planning history.

Consultee Response

LCC Highways - Having considered the information submitted, and visited site this morning, I would not raise an objection to this application. However I'd make the following comments. The applicant proposes to convert a portion of the existing yard space to extend the kitchen. I've noted that a degree of yard space will be retained as part of the proposal.

Although limited in size this should still be adequate to allow for the storage of refuse bins, whilst retaining limited pedestrian access. As a result the retained yard area should avoid refuse migrating and ultimately being left on the adopted back street. Any alterations to, including the re-building of, the rear wall of the property shall ensure that this is built on the existing boundary line and should not encroach onto the adopted highway. The applicant should be aware that the telegraph pole to the rear of the property may require re-locating, if planning permission is granted.

Rainwater from the new extension should not be allowed to discharge onto the surrounding highway and should be drained internally. Any planning consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

Nelson 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, the design and highway safety.

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

- CS Policy ENV2 sets out general design principles, historic environment and climate change.

Other policies and guidance's are also relevant:

- Saved Replacement Local Plan Policy 31 that sets out the parking standards for developments.
- The Design Principles Supplementary Planning Document (SPD) applies to extension and sets out the aspects required for good design.

National Planning Policy Framework (NPPF)

- Paragraph 64 relates to a need for good design that compliments the character and quality of an area.

1. Impacts on Amenity

The site is a gable end property sat on a junction with Bradshaw Street. The extension proposed would project as far as the rear highway with a depth of 5m and would be two-stories in height. The adjoining property, 26 Camden Street, has a single-storey rear

outrigger that projects 2m. At first floor level a bathroom window sits immediately adjacent to the site. The massing of the extension proposed would have no adverse implications for the living conditions of the adjoined household.

The extension would not breach a 45 degree line when measured from the rear main windows of number 26 and this is acceptable. No windows are proposed for the side (northwest) elevation and as such there would be no effects on the privacy of the neighbours in that direction. There are no other privacy issues that arise from the proposal including the relationship with 125 Bradshaw Street.

2. Design and Materials

Domestic extensions should be designed in way that is appropriate in relation to the street scene regarding aspect, design and scale.

The two-storey elevation facing Bradshaw Street would extend up to the rear highway. No extensions of this scale and massing are found along Bradshaw Street with a regular rhythm of single-storey outriggers alone currently in situ. The scheme would result in an incongruous addition to the street scene of the area adding a disproportionate extension to a traditional terraced property. This would be out of scale and design with its surroundings and would result in a development of poor design.

The development therefore conflicts with para 64 of the NPPF which states schemes should be refused when they fail to improve the character and quality of an area. This is not achieved from the design proposed.

3. Highway Safety

The scheme is to add a further bedroom to the property bringing the total to three. Policy 31 advises that two off-street parking spaces should be in place for three bedroomed properties. Only on-street parking is available to service the development. However the development is in an area where there is no off-street parking and the increase in on-street parking is not likely to lead to a severe residential highway impacts.

Summary

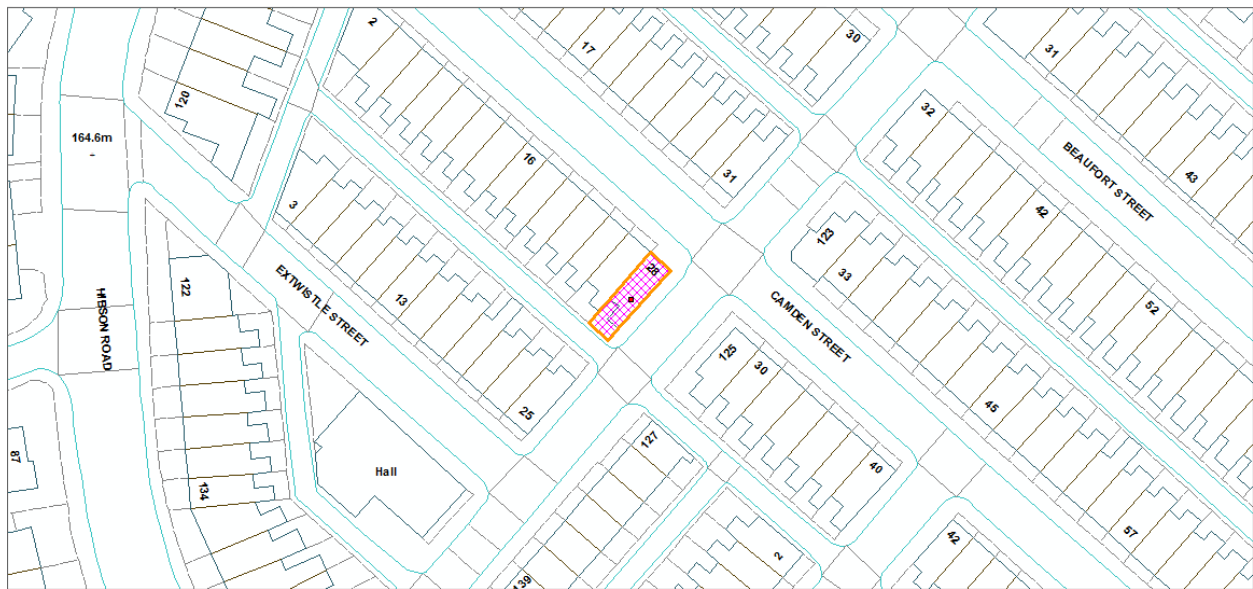
The proposal seeks to erect a two-storey rear extension. The scheme is acceptable in relation to the effects on the loss of privacy and living environments of the occupants of the neighbouring properties. The proposal is also suitable from a highway safety perspective and complies with Policy 31.

The design and massing of the scheme however would result in a disproportionate addition to a traditional property and an adverse impact on the street scene of the area. The design proposed is substantially larger than any domestic extension within the vicinity and this adds to the poor design of the building which would result in an unacceptable impact on the visual amenity of the area.

The proposal is therefore unacceptable for the site and 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.

RECOMMENDATION: Refuse

1. The proposed extension, by virtue of its scale and massing would result in a disproportionate addition to a traditional property and an incongruous feature in the local street scene. The development would thus fail to accord with Policy ENV2 of the adopted Core Strategy Local Plan Part 1, the adopted Design Principles Supplementary Planning Document and Paragraph 64 of the National Planning Policy Framework.



Application Ref: 18/0238/HHO

Proposal: Full: Erection of two-storey extension to rear.

At: 28 Camden Street, Nelson

On Behalf of: Mr Taswar Anjum

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 23rd May 2018