

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

**TO:** BRIERFIELD AND REEDLEY COMMITTEE

**DATE:** 05th February 2019

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## PLANNING APPLICATIONS

### PURPOSE OF REPORT

To determine the attached planning applications.

## REPORT TO BRIERFIELD AND REEDLEY COMMITTEE 5<sup>th</sup> FEBRUARY 2019

**Application Ref:** 18/0697/LBC

**Proposal:** Listed Building Consent: Installation of grilles to 7 no. ground floor windows.

**At:** Town Hall, Colne Road, Brierfield

**On behalf of:** Brierfield Town Council

**Date Registered:** 17 December 2018

**Expiry Date:** 11 February 2019

**Case Officer:** Kathryn Hughes

### **Site Description and Proposal**

The application site comprises the Grade II Listed Brierfield Town Hall.

Brierfield Town Hall is an imposing and dominant Victorian building which contributes a strong and distinctive character to the town centre. Its main significance lies in the elaborate and symmetrical front (west) elevation to Colne Road.

The (north) elevation is also highly visible as it fronts onto the main civic open space around the war memorial. Views of the southern elevation are more restricted. Together with the landscaped frontage and civic open space the building adds local character and distinctiveness at the heart of the town centre.

This application is for Listed Building Consent to erect 7 grilles to the exterior of the windows at ground floor on the front and side elevations.

### **Relevant Planning History**

**13/15/0232C1** – Approval of Details Reserved by Condition: Discharge Condition 3 (Samples) of Planning Permission 13/15/0232P -Approved - November 2015.

**13/15/0232P** - Listed Building Consent: Erection of gate and railings to side, 1.2m wide and 1.8m in height -Approved - July 2015.

**13/11/0183P** - Listed Building Consent: Erection of external ramped access, internal alterations and external landscaping - Approved June 2011

**13/05/0472P** - Full: Provided ramped access - Refused 14 September 2005.

**13/05/0397P** - Listed Building Consent: Construction of ramped access - Refused 14 September 2005.

**13/04/0524P** - Full: Formation of a new door opening and access ramp to side - Approved 19 August 2004.

**13/04/0523P** - Listed Building Consent: Alterations to form new access - Approved 7 September 2004.

## **Consultee Response**

PBC Conservation Officer – Brierfield Town Hall is listed Grade II and is an imposing and dominant Victorian building which contributes a strong and distinctive character to the town centre. Its main significance lies in the elaborate and symmetrical front (W) elevation to Colne Road. The N elevation is also highly visible as it fronts onto the main civic open space around the war memorial. Views of the southern elevation are more restricted. Together with the landscaped frontage and civic open space the building adds local character and distinctiveness at the heart of the town centre.

To the front elevation the windows to the ground floor are tall and small-paned, with stone mullion and transoms. The other windows are mostly similar small-paned sliding sashes. The white painted timber frames bring distinctive detail and character to the building, and they make a strong contribution to the heritage significance of the building. For this reason any form of screening, over the front windows in particular, would be very likely to detract from the appearance of the windows and therefore cause some harm to the significance of the heritage asset. NPPF 196 requires the harm to be weighed against the public benefits of the proposal.

At this stage however the full extent of potential harm cannot be fully assessed, without further information on the type of grille and a sample to be provided to assess the visual impact up against the windows. It would be necessary for the visual impact of any grille to be minimised sufficiently for the white window frames to remain clearly visible.

Historic England guidance recommends initial use of security measures that do not alter the fabric of a building and that are relatively inconspicuous, such as security cameras or lighting. More information should be provided on the existing security measures and why these are not proving adequate in this instance. The risk to the site has to be weighed against the impact of the security measure on the listed building.

Brierfield Town Council

## **Public Response**

Press and site notices posted and nearest neighbours notified. No response received to date. Publicity expires on the 1<sup>st</sup> February and any comments received will be reported to the meeting.

## **Officer Comments**

### **Policy**

As with all applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration of the application must also be in accordance with primary legislation which in this case is the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

The Act states in section 16:

*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

The development plan for the area is the adopted replacement Pendle Local Plan (the Local Plan). National planning policy is now contained in a single document - the National Planning Policy

Framework. Guidance on its implementation is contained in the online National Planning Practice Guidance.

### Pendle Local Plan Part 1: Core Strategy

Policy ENV1 (Protecting and Enhancing our Natural and Historic Environments) requires developments to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. The historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains) and their settings will be conserved and should be enhanced in a manner appropriate to their significance. Development proposals should ensure that the significance of any heritage asset (including its setting) is not harmed or lost without clear and convincing justification.

Policy ENV2 (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.

### National Planning Policy Framework ("the Framework")

The Framework is the single composite national policy on planning matters in England. It replaced all previous national planning policy documents.

The Framework sets out that the purpose of planning is to contribute to achieving sustainable development. This comprises of three dimensions: social, environmental and economic. The Framework continues to place Local Plans at the heart of decision making. At paragraph 17 it sets out 12 core principles, one of which is to encourage the effective use of land by re-using land that has been previously developed. Another core principle is to conserve heritage assets in a manner appropriate to their significance.

The role the historic environment plays in society and in planning is principally dealt with in Part 12 of the Framework. Opportunities should be taken for sustaining and enhancing the significance of heritage assets ("HA") and the social, cultural and environmental benefits that conserving the historic environment brings is recognised.

The Framework sets out the mechanism for how heritage assets need to be assessed in planning applications. Applicants must assess the significance of the heritage asset with the detail being proportionate to the importance of the asset. The particular significance of the asset needs to be assessed.

In making a decision on the application account needs to be taken of:

1. The desirability of sustaining and enhancing the significance of the assets and putting them to a viable use consistent with their conservation.
2. The positive contribution assets can make to sustainable communities
3. The desirability of new development making a positive contribution to local character and distinctiveness

Great weight should be given to be given to the asset's conservation when the impact on the significance of a designated asset is considered. The more important the asset the greater that weight should be.

Less than substantial harm is set out in para 134 of the NPPF.

There would be public benefit to the development in terms of economic activity and potentially securing the future use of the building.

### **Impact on Listed Building**

The main consideration for this application is the impact of the proposed external works on the significance of the listed building.

The windows on the ground floor of the front elevation are tall and small-paned, with stone mullion and transoms. The other windows are mostly similar small-paned sliding sashes. The white painted timber frames bring distinctive detail and character to the building, and make a strong contribution to the heritage significance of the building.

Therefore any form of screening, over the front elevation windows in particular, would be very likely to detract from the appearance of the windows and therefore cause some harm to the significance of the heritage asset.

NPPF 196 requires the harm to be weighed against the public benefits of the proposal.

Further information has been requested regarding the type of grille proposed and that a sample be provided in order to fully assess the potential harm to the heritage asset. Any visual impact of the grille would need to be sufficiently minimised to allow for the white window frames to remain clearly visible.

Historic England guidance recommends initial use of security measures that do not alter the fabric of a building and that are relatively inconspicuous, such as security cameras or lighting. There are existing security measures in place; however, the risk to the site has to be weighed against the impact on the listed building.

The proposed grilles to the side elevations are considered to be acceptable as these are much less visible in the street scene and would have less of an impact on these less important windows.

### **Summary**

The grilles on the side elevations would improve the security of the building and would not be unduly visible in the street scene. Provided the two grilles proposed to the ground floor front elevation are of an appropriate type that would not be intrusive nor reduce the visibility of the glazing bars then they would not result in a detrimental impact on the Listed Building.

Subject to an appropriate sample of the grilles being submitted then the proposed alterations would not result in harm to the designated heritage assets of the listed building. The public benefits to securing the building and continuing its use in the community would outweigh any harm caused. The development would also satisfy the tests set out in paragraph 195 - 197 of the Framework.

Taking the above into account the proposed alterations use would be acceptable in terms of impact on the listed building subject to appropriate conditions.

### **Reason for Decision**

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Building and as such accords with local and national policy requirements.

## **RECOMMENDATION: Approve**

Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

**Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

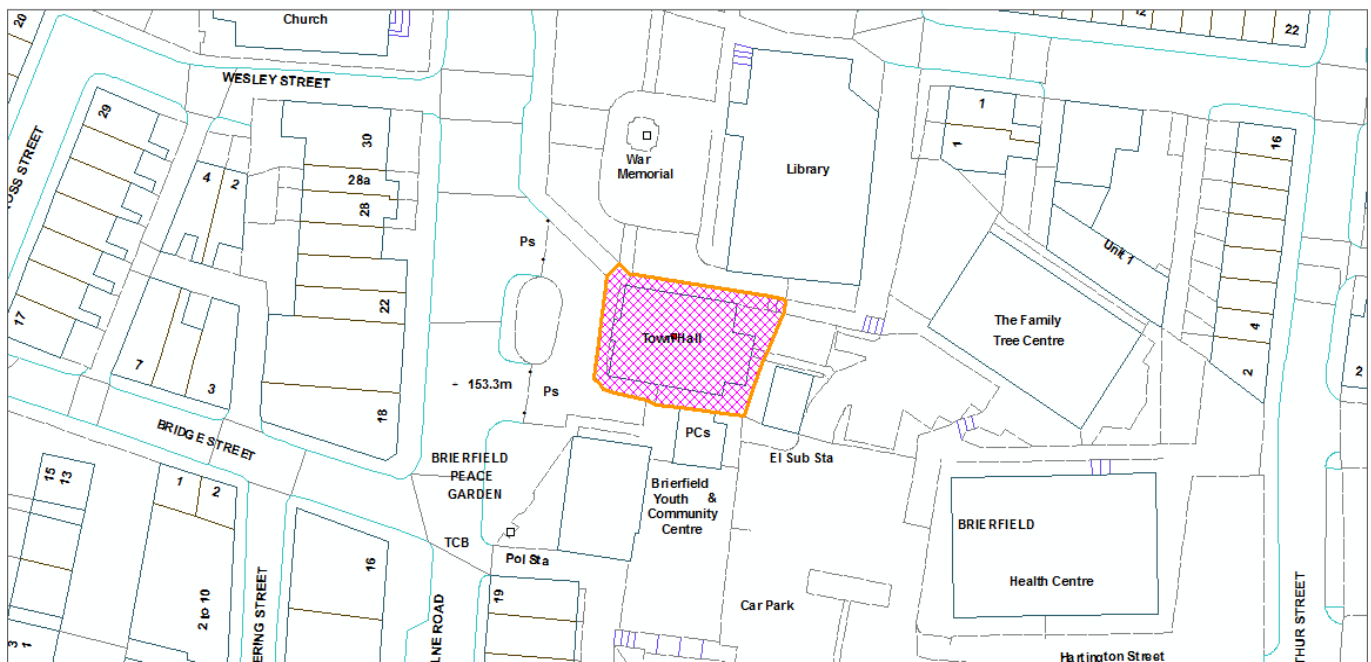
2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

A18/09/01, A18-09/02, A18/09/03, A18-09/04, A18/09/04a, A18-09/07v2 & A18/09/08v2.

**Reason:** For the avoidance of doubt.

3. No works to the ground floor windows on the front elevation shall be commenced unless and until a sample of the grilles proposed together with details of proposed finish have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:** To ensure an appropriate design in order to protect the significance of the Listed Building.



**Application Ref:** 18/0697/LBC

**Proposal:** Listed Building Consent: Installation of grilles to 7 no. ground floor windows.

**At:** Town Hall, Colne Road, Brierfield

**On behalf of:** Brierfield Town Council

## REPORT TO BRIERFIELD COMMITTEE 5<sup>th</sup> FEBRUARY 2019

**Application Ref:** 18/0822/HHO

**Proposal:** Full: Erection of two-storey extension to side (South), part single, part double storey extension to rear and front canopy (Re-Submission)

**At:** 11a Edge End Avenue, Brierfield

**On Behalf of:** Mr Rashid Iqbal

**Date Registered:** 29 November, 2018

**Expiry Date:** 24 January, 2019

**Case Officer:** Christian Barton

This application has been referred to committee as it has received 3 objections from neighbours.

### **Site Description and Proposal**

This application is a resubmission of a scheme previously refused due to the massing and detrimental impacts on neighbours. It seeks to erect a two-storey side extension, a part double, part single-storey rear extension and a front canopy. New hardstanding to the front is also proposed for parking.

The site sits on Edge End Avenue that has a varied street scene. The dwelling is a semi-detached property of modern design. It has rendered elevations, concrete pan roofing tiles and a white uPVC fenestration. It is surrounded by houses to all sides and has garden areas to the front and rear.

The site is within the settlement boundary of Brierfield and has no special designations as part of the Pendle Local Plan.

### **Relevant Planning History**

18/0471/HHO - Full: Erection of two storey extension to side (South), part single, part double storey extension to rear and front canopy - Refused - August 2018.

18/0676/HHO - Full: Erection of two storey extension to side (South), part single, part double storey extension to rear and front canopy - Refused - November 2018.

### **Consultee Response**

LCC Highways - There are no objections to the proposal.

Conditions have been advised suggesting applying bound surfacing materials to the driveway and limiting the times of construction deliveries. An informative has also been advised relating to the need seek the relevant permissions for the highway alterations.

Brierfield Town Council

## **Public Response**

The nearest neighbours have been notified by letter. Three comments have been received objecting to the application on the following grounds;

- Size and scale of the development;
- Effects on light availability;
- Incompatibility with the existing street scene.

## **Officer Comments**

The starting point for consideration of any planning application is the development plan. Policies which are up to date and which conform to the provisions of the National Planning Policy Framework (NPPF) must be given full weight in the decision making process. Other material considerations may then be set against the Local Plan policies so far as they are relevant.

The main considerations for this application are any potential impacts on residential amenity, design, highways and the local road network.

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

- CS Policy ENV2 (Achieving Quality in Design) identifies the need to protect and enhance the 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 of development should be in scale and harmony with the wider locality.

#### 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.
- Saved Replacement Local Plan Policy 31 that sets out the parking standards for developments.

The policy background of the scheme is principally contained within Policy ENV2 of the Pendle Local Plan requiring good design. The adopted Design Principles SPD provides further clarity on what is an acceptable design in relation to neighbouring properties and the street scene. Saved Policy 31 relating to off-street parking is also relevant given the proposed addition of bedrooms.

### 2. Design and Amenity

The Design SPD states that domestic extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy for neighbours, or appear unduly dominant to neighbours. Rear extensions are only acceptable where they would not detrimentally effect the living environments of neighbours. Two-storey side extensions to semi-detached properties should respect the balance and symmetry of such properties and have a pitched roof. They should be built from appropriate materials and be set off the side boundary by at least 1m.



The proposed rear extension would have a depth of 4m, a width of 7.6m spread over two levels and a ridge height of 6.6m. The two-storey side extension would project up to 2.9m from the south elevation. It would have a pitched roof 7.4m in height matching the existing ridge height. It would be clearly visible from the public highway.

The scheme would be of an appropriate scale in relation to the size of the house. There would be no level of set down from the ridge for the two-storey side aspect however, the irregular positions of the houses on the street reduces the potential for terracing. The front canopy and columns would have no detrimental impacts on the varied street scene of the area. Concerns have been raised regarding the design of the two-storey rear extension. This aspect would only be visible from private gardens and it would have no detrimental effects on the overall setting of the locality.

The extension would have rendered elevations, slate roofing tiles and a white uPVC fenestration to complement the existing house. A condition is attached to control the quality of the external materials in order to ensure a satisfactory form of development. A tarmac driveway is proposed to the front and this surfacing material is common to the setting. Subject to conditions, the development would be acceptable in relation to the design along with the wider effects on visual amenity.

Concerns have been raised about the massing of the development. The single-storey aspect adjacent to number 15 would have no effects on those neighbours owing to its depth. The revised plans show separation distances of at least 1m from the shared boundary with number 11 for the two-storey side/rear extension. This aspect would have a ridge height 0.8m lower than the main ridge height. This design feature would further prevent detrimental effects on the living environments of the occupiers of number 11.

There are no ground floor primary windows to the rear of number 11 that would be detrimentally affected by the proposal. The extension proposed would align with the guidance of the Design SPD in terms of the relationship with adjacent properties and it would have no material effects on the living environments of the immediate neighbours.

New windows are proposed for the front and rear elevations and these would serve bedrooms and a lounge. The house has existing primary windows on each of these elevations. The addition of further windows would therefore have negligible further effects on the privacy of the neighbours to the front and rear.

A ground floor bathroom window is proposed for the side elevation. This would be sited 1.6m from the shared boundary with number 11 and would face adjacent property. In order to conserve domestic privacy and prevent overlooking, a condition is attached to ensure this window is obscurely glazed. Taking all of the above into account, the development would be acceptable in terms of residential amenity in compliance with Policy ENV2 and the Design SPD.

### 3. Highways

The scheme would increase the number of bedrooms within the house from three to five. The submitted plan shows three parking spaces to the front as part of a new driveway. This is ample parking for a five bedroom house and the scheme complies with Policy 31.

LCC Highways have suggested conditions regarding the use of bound surfacing materials for the driveway and limiting the times of materials deliveries. Bound materials should be applied to the driveway in order to maintain highway safety and a condition has been added in that respect. The use of a condition limiting deliveries would not be necessary given the scale of the proposed development. An informative has been added regarding the requirements of the Highways Act.

LCC Highways have raised no objections to the development and I concur with their findings. It would not generate significant numbers of vehicular movements, and subject to conditions, the development would raise no adverse highway safety concerns regarding the local road network.

#### 4. Summary

The proposal seeks to erect various extensions to the house along with altering the front garden to provide parking. The development would have no detrimental effects on the privacy or living environments of the immediate neighbours. Subject to conditions, it would also be acceptable in terms of the design and the local road network.

The development is therefore acceptable for the site and complies with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), Saved Policy 31 of the Replacement Local Plan and the Design Principles Supplementary Planning Document.

#### 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. Subject to appropriate conditions the proposal is acceptable in terms of the design and it would not adversely impact on residential amenity. The development therefore complies with the development plan. 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 strict accordance with the following approved plans: Proposed Site Plan, Floor Plans and Elevations (Drawing Number E1 & P3A – Amendment – Submitted 5<sup>th</sup> December 2018).

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

3. The external materials to be used for the walls and roof of the extension hereby approved shall match those of the existing house in terms of type, size, form, texture and colour and there shall be no variation without the prior written consent of the Local Planning Authority.

**Reason:** To ensure a satisfactory form of development in the interest of the visual amenity of the area.

4. Before the driveway hereby approved is used for the parking of vehicles, the entire driveway area shall be appropriately surfaced in a bound porous material.

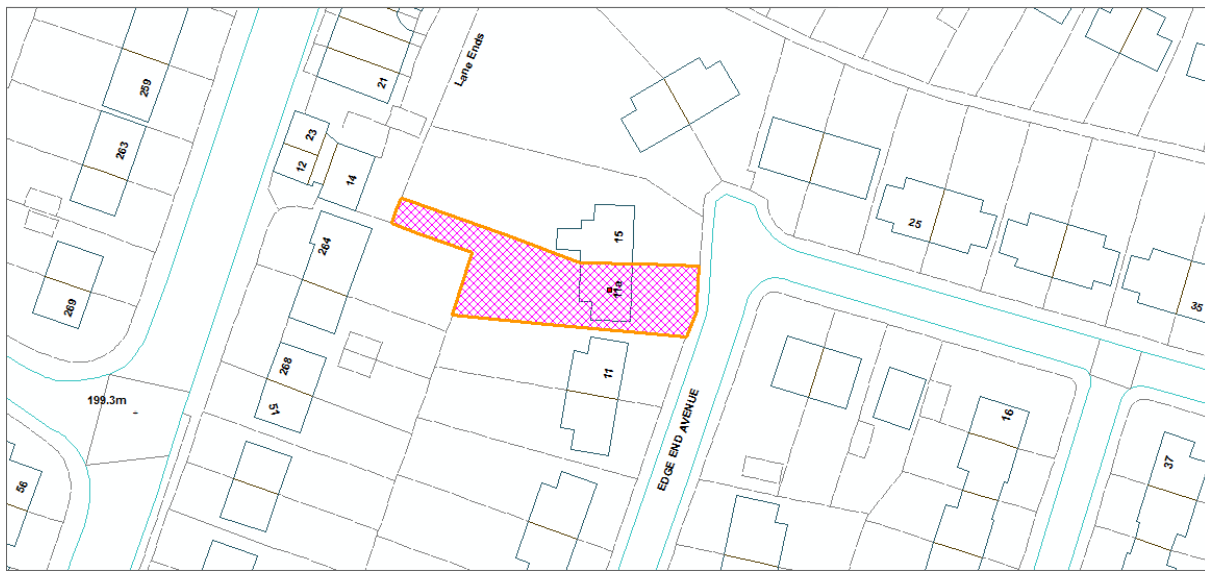
**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5. Prior to first use of the extension hereby approved, the window on the side (south) elevation shall at all times be fitted with obscured glazing with a level of obscurity of Level 3 or above, unless otherwise agreed in writing by the Local Planning Authority which shall thereafter be retained in perpetuity. Any replacement glazing shall be of an equal degree of obscurity. The window shall also be hung in such a way so as to prevent the effects of obscure glazing being negated by way of opening.

**Reason:** In order to protect the privacy of the occupiers of adjacent property and prevent overlooking.

### Informative

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>.



**Application Ref: 18/0822/HHO**

**Proposal:** Full: Erection of two-storey extension to side (South), part single, part double storey extension to rear and front canopy (Re-Submission)

**At:** 11a Edge End Avenue, Brierfield

**On Behalf of:** Mr Rashid Iqbal

## REPORT TO BRIERFIELD COMMITTEE 5<sup>th</sup> FEBRUARY 2019

**Application Ref:** 18/0832/HHO

**Proposal:** Full: Alterations to roof from a hipped to a gable pitch, erection of dormers to front and rear and alterations to front to form parking.

**At:** 294 Kings Causeway, Brierfield

**On Behalf of:** Mr Muhammad Arshad

**Date Registered:** 26 November, 2018

**Expiry Date:** 21 January, 2019

**Case Officer:** Christian Barton

This application has been referred to committee as it has received three objections from neighbours.

### **Site Description and Proposal**

The application seeks to erect roof dormers to the front and rear of 294 Kings Causeway in Brierfield. Alterations to the front of the property are also proposed to provide a second access and additional car parking.

The site is a single-storey, detached house of modern design. It sits on a residential road that is lined with houses of varied styles. It has brick and rendered elevations, concrete pan roofing tiles and a white uPVC fenestration. It is surrounded by houses to three sides with fields to the north.

The site is within the settlement boundary of Brierfield and has no specific designations in the Pendle Local Plan.

### **Relevant Planning History**

13/04/0532P - Full: Erection of a new conservatory replacing existing conservatory - Approved with Conditions - November 2004.

### **Consultee Response**

LCC Highways - The Highway Development Support Section **does not have any objections** regarding the proposed development. The developer has provided adequate off-road parking provision for the type and size of development proposed.

A condition has been advised relating to the need to apply bound surfacing materials to the proposed driveway along with an informative relating to the proposed highway alterations.

Brierfield Town Council

### **Public Response**

The nearest neighbours have been notified by letter. Three comments have been received objecting to the application on the following grounds;

- Increased overlooking/losses of privacy;
- Design unsuitable for the existing appearance of the house;
- Inappropriateness of the timber cladding;
- Increased parking demands and effects on highway safety;
- Disruption during the construction process;
- Impacts on outlook and views.

## **Officer Comments**

The starting point for consideration of any planning application is the development plan. Policies which are up to date and which conform to the provisions of the National Planning Policy Framework (NPPF) must be given full weight in the decision making process. Other material considerations may then be set against the Local Plan policies so far as they are relevant.

The main considerations for this application are effects on residential amenity, design and materials and the local road network.

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

- CS Policy ENV2 (Achieving Quality in Design) identifies the need to protect and enhance the 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 the siting and design of development should be in scale and harmony with the wider locality.

#### 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.
- Policy 31 (Parking) of the Saved Replacement Local Plan relates to parking standards for all new developments.

The policy background of the scheme is principally contained with Policy ENV2 of the Pendle Local Plan requiring good design in relation to neighbours. The adopted Design Principles SPD provides further clarity on what is an acceptable design in relation to neighbouring properties and the street scene. Saved Policy 31 is also relevant given the proposed addition of bedrooms.

### 2. Residential Amenity

The Design SPD states that roof dormers should be sited to avoid detrimental impacts on domestic privacy. Minimum distances of 21m must be maintained between existing and proposed directly facing primary windows. Concerns have been raised regarding the potential for overbearing effects. The massing the roof dormers would not affect the living environments of the immediate neighbours owing to ample separation.

Concerns have been raised from neighbours about loss of openness and views. Losses of private views are not material planning considerations. There would be no loss of public views of value that would lead to the conclusion that the application should be refused.

Concerns have been raised about overlooking and losses of privacy. The development would introduce first floor bedroom windows to the front and rear. Outlook from the rear windows would be mostly confined to fields and they would have no detrimental effects on domestic privacy. The rear garden of number 292 slopes steeply down to the north. It is already overlooked by an

existing conservatory. The proposed rear bedroom window would raise no additional concerns regarding privacy than the existing situation and therefore the proposal would not have any material impacts on the privacy of the immediate neighbours.

The front bedroom windows would be separated by in excess of 21m from adjacent properties. They too would not adversely impact on the privacy of the neighbours to the front owing to adequate separation. Taking all of the above into account, the development would be acceptable in terms of impact on residential amenity in the area.

### 3. Design

The Design SPD states that roof dormers should be designed to ensure they are in keeping with the appearance of the dwelling. Their design should respect the balance of the property and they should not appear overly dominant as part of the roofslope. They should be faced with materials that match the existing roof coverings of the house and appear proportionate to the roof pitch in prominent locations.

Design concerns have been raised. The rear dormer would have a length of 11.3m, a depth of 3m and a flat roofed height of 2.8m. This would provide an overall volume of circa 48 cubic meters. Rear dormers sited below the existing roof pitch are permitted without the need for planning consent up to a volume of 50 cubic meters for detached houses provided that materials match the existing premises. The rear dormer would be built in excess of 0.2m from the eaves line.

The plans now show concrete tiles as the facing material as appose to timber cladding. Timber cladding was initially proposed and the material received specific objections. Given the amended facing material, the rear dormer could be built under householder permitted development rights. It would be acceptable in design terms and it would have no material effects on the setting of the wider locality. A condition is attached to ensure the tiles used to face the dormers are appropriate for the development and site.

The front dormer would have a length of 6m, a depth of 2m and a flat roofed height of 2.3m. It would be set off the sides of the house by in excess of 0.5m and set down 0.3m from the main ridge height. The front elevation would be set back 1m from the eaves line. The elevations would be faced with concrete tiles to match the existing roof. White uPVC windows are proposed throughout. The proposed front dormer would appear balanced as part of the roof pitch and it would not result in any adverse impacts on the street scene of Kings Causeway.

Hip to gable roof alterations are proposed for both sides of the property. These would be finished with concrete roofing tiles matching the house. Tarmac is proposed for the driveway alterations and this surfacing material is common to the setting. The new access would require the partial removal of a brick wall defining the front boundary. The alterations to the front would have no detrimental impacts on the existing open plan nature of the row of houses.

Taking all of the above into account, the development would be acceptable in design terms in compliance with Policy ENV2 and the Design SPD.

### 4. Highways

Concerns have been raised about increased parking demands and highway safety. The development would add one bedroom to the house increasing parking requirements. The house has a sufficiently sized garage and one existing parking space. A further space is proposed to the front providing a total of three spaces. This accords with the requirements for a four bedroom house and therefore complies with Policy 31.

A condition has been requested by LCC Highways relating to a need to apply a bound surfacing material to the driveway. An appropriate condition can be attached to any grant of permission in order to maintain highway safety. The second access proposed would have sufficient visibility splays and these would prevent issues for motorists leaving the site. LCC Highways have raised no principle objections to the development and I concur with their findings. It would not generate significant vehicular movements and therefore raises no concerns regarding detrimental impacts on the local road network.

## 5. Wider Issues

Concerns have been raised by neighbours regarding the potential disruption during the construction phase. A standard condition can be attached to any grant of permission requiring the development to commence within 3 years of the date of approval. Once a lawful start has commenced the Local Planning Authority does not have any control over the time taken to complete developments.

## 6. Summary

The proposal seeks to erect roof dormers to the front and rear of the house along with alterations to the front garden to provide further parking. The development would not have a detrimental impact on residential amenity subject to appropriate conditions being attached to any grant of permission. It would be acceptable in terms of the design and would not result in any adverse impact on highway safety.

The development is therefore acceptable for the site and complies with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030), Saved Policy 31 of the Replacement Local Plan and the Design Principles Supplementary Planning Document.

## **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. Subject to appropriate conditions the proposal is acceptable in terms of design and materials and would not unduly adversely impact on amenity. The development therefore complies with the development plan. 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 strict accordance with the following approved plans: Proposed Floor Plans (Drawing Number 1) and Proposed Site Plan, Roof Plan and Elevations (Drawing Number 2 - Revision A - Received 17<sup>th</sup> January 2019).

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



3. Prior to the commencement of any above ground works on site, samples of the concrete tiles to be used to clad the face and cheeks of the roof dormers hereby approved, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved material.

**Reason:** To ensure a satisfactory form of development in the interests of the visual amenity of the area.

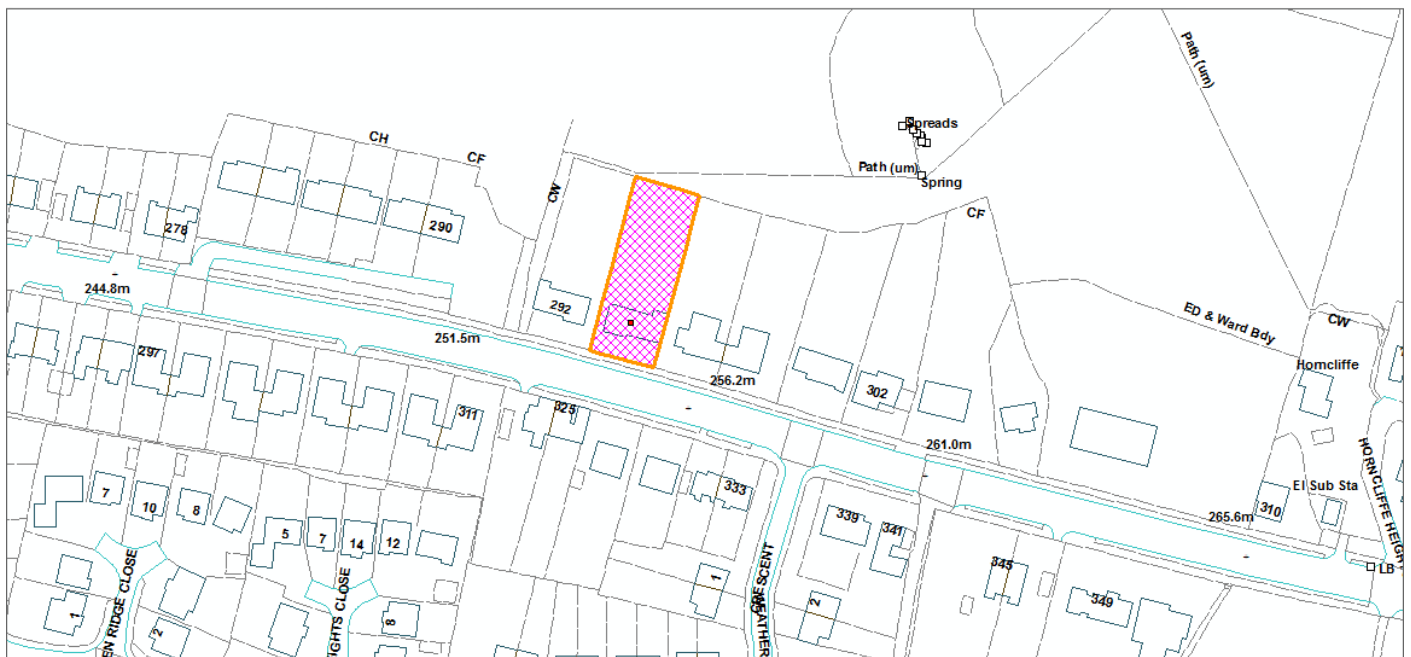
4. Before the driveway hereby approved is used for the parking of vehicles, the entire driveway area shall be appropriately surfaced in a bound porous material.

**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

## INFORMATIVE

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at;

<http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>



**Application Ref:** 18/0832/HHO

**Proposal:** Full: Alterations to roof from a hipped to a gable pitch, erection of dormers to front and rear and alterations to front to form parking.

**At:** 294 Kings Causeway, Brierfield

**On Behalf of:** Mr Muhammad Arshad



## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NW/MP**

**Date: 22nd January 2019**