



**REPORT FROM:** PLANNING, ECONOMIC DEVELOPMENT AND  
REGULATORY SERVICES MANAGER

**TO:** BARROWFORD & WESTERN PARISHES COMMITTEE

**DATE:** 4<sup>th</sup> April 2019

**Report Author:** Neil Watson  
**Tel. No:** 01282 661706  
**E-mail:** neil.watson@pendle.gov.uk

## PLANNING APPLICATIONS

### PURPOSE OF REPORT

To determine the attached planning application.

## REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 04 APRIL 2019

**Application Ref:** 19/0140/FUL

**Proposal:** Full: Alterations to raise roof to create a first floor, single storey extension to side (South) and replacement front porch.

**At:** 11 Thorneyholme Square, Barley New Road, Roughlee

**On behalf of:** Mr And Mrs T. Simpson

**Date Registered:** 18/02/2019

**Expiry Date:** 15/04/2019

**Case Officer:** Alex Cameron

### **Site Description and Proposal**

The application site is a detached bungalow located within the open countryside and Forest of Bowland AONB. The existing building is finished in natural stone with a concrete tile roof and white upvc fenestration. The bungalow was granted planning permission in 1989 with a condition restricting the use to that of an agricultural worker's dwelling.

The proposed development is the erection of a first floor and single storey 4.7m x 8.9m extension to the south side and a replacement 3.5m x 2.5m porch to the front. The extension would increase the number of bedrooms at the property from two to four. The materials of the proposed first floor would be render and cedar cladding, the ground floor would be stone to match the existing, the roofing would be natural blue slate and the fenestration dark grey upvc..

### **Relevant Planning History**

13/89/0087P – Removal of a chalet and erection of a bungalow. Approved

13/91/0299P – Use of agricultural field (part) as extension to garden. Approved

### **Consultee Response**

Roughlee Booth Parish Council - Object to this application which proposes the use of cedar cladding to the upper storey. The building is in a prominent location and is visible from both the immediate area and from more distant viewpoints to the south-east. This part of Roughlee is characterised by traditional stone buildings including Thorneyholme Hall and the original buildings which make up Thorneyholme Square. The use of cedar cladding is not a traditional feature of the area and its use would be discordant. The Parish Council understand the wishes of the applicant to extend his family home and would support an amended scheme which involved the use of natural stone to match the existing bungalow in place of the timber cladding.

### **Public Response**

Site notice posted and nearest neighbours notified – Response received objecting to the development on the following grounds:

Cedar cladding is totally out of character with the surrounding area. I would support the scheme if natural stone was used in its place.

## **Officer Comments**

### **Policy**

#### **National Planning Policy Framework**

Paragraph 172 requires great weight to be given to conserving the landscape and scenic beauty in, amongst others, Areas of Outstanding Natural Beauty.

#### **Adopted Core Strategy**

Policy ENV1 requires great weight to be given to the landscape and scenic beauty of the AONB. Proposals are to be considered on a needs basis and should be in scale with and respect for their surroundings.

Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy states that all new development will be required to meet high standards of design, this is expanded upon in relation to domestic extensions by the Design Principles SPD.

### **Principle if the development**

This application is for the extension of an agricultural worker's dwelling and, for an extension of this scale, this would generally require justification that the proposed extensions are proportionate to the needs of the agricultural worker and to means of the agricultural business. However, national and local policy in relation to dwellings outside of settlement boundaries has changed since 1989, when this dwelling was approved. Taking into account recent appeal decisions in the vicinity of this site, this location is not an isolated location for the purposes of paragraph 72 of the Framework and as such it is not necessary for agricultural need to be demonstrated.

### **Design**

The building is located in a rural setting within the Forest of Boland AONB, adjacent to an attractive group of traditional stone built cottages with other traditional stone built buildings dotted along Barley New Road. The proposed timber clad first floor would appear incongruous in this setting and would harm the character of the area and the landscape and scenic beauty of the AONB contrary to policy ENV2 and paragraph 172 of the Framework.

Whilst materials can be controlled by condition, the imposition of a condition requiring the use of natural stone would result in a development fundamentally different to that shown in the submitted plans. Taking this into account, the harm resulting from the proposed materials could not be resolved by attaching a condition required alternative materials to be agreed. The applicant has been requested to amend the plans to resolve this.

### **Amenity**

With a condition to ensure that the window proposed in the first floor north side elevation is obscure glazed the proposed development would not result in any unacceptable residential amenity impacts.

The proposed development is therefore acceptable in terms of residential amenity in accordance with Policy ENV2.

## Highways

There is adequate off-street parking provision within the site to accommodate the increase in the number of bedrooms resulting from the development.

## Summary

The use of timber cladding in the design of the development is not in keeping with the character of the area and would result in unacceptable harm to the landscape and scenic beauty of the AONB and the character and visual amenity of the area. The application is therefore recommended for refusal.

## **RECOMMENDATION: Refuse**

Subject to the following conditions:

The proposed use of timber cladding design of the first floor extension, would result in unacceptable harm of the landscape and scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty and the character and visual amenity of the area contrary to Policies ENV1 and ENV2 of the Local Plan Part 1: Core Strategy and paragraph 172 of the National Planning Policy Framework.



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## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NW/MP**

**Date: 20<sup>th</sup> March 2019**