

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES

TO: WEST CRAVEN COMMITTEE

DATE: 7th May 2019

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE ON 7TH MAY 2019

Application Ref: 19/0080/HHO
Proposal: Full: Erection of a single storey front porch extension.
At: 19 King Street, Barnoldswick
On behalf of: Mrs Corrina Clark
Date Registered: 14.02.2019
Expiry Date: 10.05.2019
Case Officer: Charlotte Pinch

Site Description and Proposal

This application has been deferred from April 2019 committee to allow for a site visit. This application is brought to Committee at the request of a Councillor.

The site comprises a mid-terrace property within the settlement boundary of Barnoldswick. It is within Barnoldswick Conservation Area and adjacent to a Grade II Listed Building (15-17 King Street).

The application proposes the erection of a single storey front extension, comprising of an entrance porch and toilet. It would have a lean to roof and be constructed of natural stone to match the existing dwellinghouse.

The site has benefited from a previous planning permission (16/0811/HHO) for a single storey rear extension and front porch, of a slightly different design and scale, in 2017.

Relevant Planning History

16/0811/HHO
Full: Erection of porch to front and single storey extension to rear.
Approved with Conditions. 2017.

Consultee Response

LCC Highways

As there is sufficient space in the yard areas to store refuse bins, the proposal raises no highway concerns and so I would raise no objection to the proposal on highway safety grounds.

PBC Conservation Officer

The property is attached to and lies within the immediate setting of the Grade II listed building at No. 15-17 King Street; it also lies within the Barnoldswick CA. No. 15-17 is one of the oldest buildings in the town, dating from 1714, and has an imposing and distinctive four-gabled frontage to the road. On the return wall of the LB immediately adjoining the frontage of No. 19 is a blocked 18th century doorway with impressive lintel and quoin stones.

The form of the proposed extension is a simple and traditional lean-to, which given suitable matching materials, would appear appropriate to the surrounding context of varied and informal building lines. Being set back from the road between adjoining frontages, it would not be prominent

in views, nor detract from the visual dominance of the LB along the street. There would be no physical connection onto the side elevation of the LB with its historic stonework.

It would not impact on the setting of the LB or on the character and appearance of the CA to any significant degree.

Public Response

Two letters of objection were received from neighbouring occupiers, their comments can be summarised as follows:

- Harmful to the appearance of the historic cobbled street and neighbouring properties.
- The porch would fill the existing small yard area.
- Plastic windows should not be used, as they would be out of character in the street scene.
- Loss of the existing doorway would harm the appearance of the front of the cottage.
- Significant detrimental impact on the adjacent listed building and the Conservation Area, no clear or convincing justification.
- A heritage statement should be submitted to fully assess the impacts.
- The previously approved application 16/0811/HHO was a more appropriate scale and design.
- Block views from No.17 into the front courtyard, creating a dark unusable corridor, which will harm amenity of neighbours.

A further letter of objection was received, following the submission of a heritage statement from the applicant, their comments can be summarised as follows:

- No justification for the harm the proposed works will cause to the listed building and conservations area, just the effect the current house has.
- The proposed extension is not subservient.
- The extension would be visible from a number of public vantage points, not just directly opposite the property.
- The extension will allow direct views into a window of the adjacent property, whilst waiting to enter No.19.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) 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) 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 the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

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

Conservation Area Design and Development Guidance, Supplementary Planning Document (SPD) 2008.

Design and Amenity

The Design Guide SPD advises that extensions to the front of a property should be designed to avoid prominence in the street scene and the overall character of the area. The use of matching materials and pitched roofs will be supported. The size and type of extensions that may be permitted will depend on the nature of the property and set back from the highway.

The existing frontage of the host dwelling is recessed, behind the principle elevations of neighbouring buildings, this provides a forecourt area of approximately 11sq.m. The proposed extension will cover 5.3sq.m, spanning over half the frontage of the existing dwelling. The simple appearance proposed is appropriate for the host building and the set back from the highway edge means that it would not be prominent within the wider street scene. However, conditions to control the materials used and the fenestration features will be applied, to ensure the development assimilates well with the area.

Furthermore, some concerns have been raised in relation to a loss of view from a side facing window of No.17, which serves a kitchen and faces into the courtyard area. Due to the historic layout of the properties, this is effectively a 'borrowed view' on the neighbouring land. The proposed front extension would be sited 1.1 metres from this window and would extend across approximately half of the window. Whilst the development would be visible from an adjacent property and alter the current view, it would not result in significant detrimental loss of light or harm to amenity, that would warrant a refusal.

Heritage Impacts

A Heritage Statement has been undertaken, in accordance with paragraph 189 of the NPPF, with regard to the potential impacts of the development on the Barnoldswick Conservation Area and the adjacent Listed Building.

The properties contribution to the conservation area is very minor, due to its secluded frontage between more prominent buildings on King Street. The front elevation is very small and only visible from a viewpoint directly opposite across the street, not along King Street from the east and west.

The impact of the proposed front extension would not result in harm to the significance of the conservation area or the setting of the adjacent listed building. The scale of the proposed addition is relatively modest, is set back between projecting elements of the neighbouring properties and covers less than the full width of the elevation, so remains subservient leaving the majority of the historic frontage exposed.

As such there is no harm or loss of significance as a result of the development and the proposal therefore complies with Policy ENV1.

Highways

The development raises no adverse highway safety issues.

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. The proposed residential development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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 accordance with the following approved plans: Drawing No: Block Plan 1:500, DBA/CC/02.

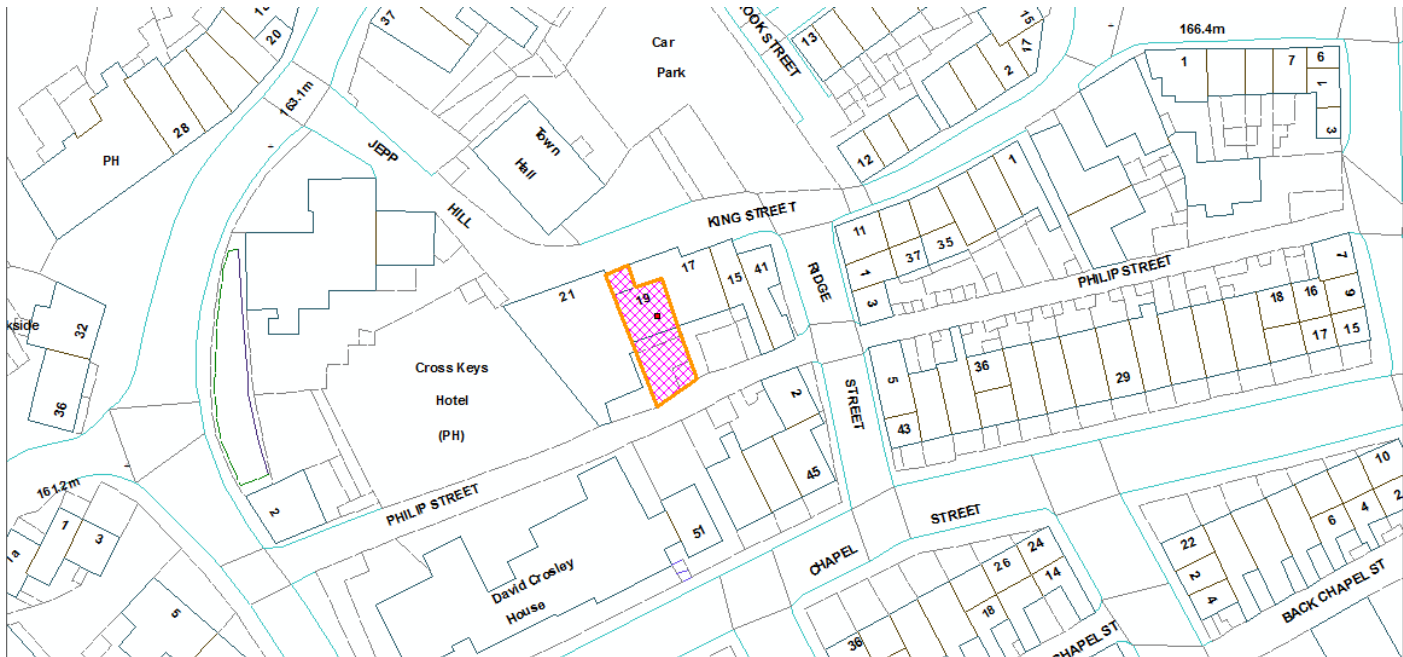
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to commencement of development samples of the materials to be used in the construction of the development, including colour and finish of windows and doors, external wall and roof materials, hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development to protect and preserve the character of the conservation area and adjacent Listed Building.

4. Prior to the commencement of development, details of the proposed mortar mix to be used for pointing the extensions shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development to protect and preserve the character of the conservation area and adjacent Listed Building.



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Proposal: Full: Erection of a single storey front porch extension.

At: 19 King Street, Barnoldswick

On behalf of: Mrs Corrina Clark

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 11th April 2019