



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

TO: NELSON COMMITTEE

DATE: 3rd June 2019

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO NELSON COMMITTEE 3rd JUNE 2019

Application Ref: 19/0206/HHO
Proposal: Full: Erection of extension to the side and dormer windows to the front and rear.
At: 26 Queensgate, Nelson
On behalf of: Mr Sagheer Akhtar
Date Registered: 13/03/2019
Expiry Date: 08/05/2019
Case Officer: Alex Cameron

This application has been brought before Committee at the request of a Councillor.

Site Description and Proposal

The application site is a semi-detached bungalow with split level basement located within the settlement of Nelson. There are similar properties to the sides and rear. The existing house is finished in brick with a concrete tile roof and upvc windows and doors.

The proposed development is the erection of dormer windows to the front and rear and an extension to the side. The proposed extension would have a footprint of 2.7m x 8.8m with a ridge and eaves height matching that of the existing building and materials to match the existing building.

The rear dormer would be 11.2m in width, set off each side by approximately 0.2m, down from the ridge by 0.2m and back from the eaves by 0.2m. The front dormer would be 4.2m in width and set back 1m from the eaves. Both dormers would be flat and no materials are specified for their cladding.

Relevant Planning History

None.

Consultee Response

LCC Highways – No objection.

Nelson Town Council

Public Response

Nearest neighbours notified – No response.

Officer Comments

Policy

Policy ENV2 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. This policy is linked to the guidance set out in the Design Principles SPD.

The Design Principles SPD states that flat roofed dormers will not be acceptable on front elevations or any elevation clearly visible from a public vantage point.

Exceptions to this can be made in cases of a modern bungalow, where such dormers are a feature of the locality.

The Design Principles SPD also states that the roof is an important element of a building's design and unsympathetic extensions can have a negative impact.

The SPD also states that extensions should not overshadow to an unacceptable degree or have an overbearing effect on neighbouring properties.

Policy 31 'Parking' which is a saved policy of the Replacement Pendle Local Plan requires adequate car parking to be provided for the development.

Design

The proposed extensions and rear dormer are acceptable in terms of design and materials, subject to a condition controlling the details of the dormer cladding.

The flat roofed design of the proposed front dormer is contrary to the guidance of the Design Principles SPD and would be unacceptably harmful to the appearance of the building and the visual amenity of the area. Although there is a large flat roofed dormer to the front of No.21, directly opposite the site, that does not reflect the prevailing character of the locality, which is characterised by unbroken front roof slopes.

The proposed flat roofed front dormer would cause unacceptable harm to the character and visual amenity of the area contrary to policy ENV2 and the guidance of the Design Principles SPD.

Amenity

There is a bedroom window in the side elevation of the neighbouring property at No.28 facing the site of the proposed side extension. The applicant's property sits on higher land than No.28 and the side elevation is currently approximately 4m from the window. The proposed extension would reduce that distance to under 2m. The window is at the point of the ridge of the roof and, taking that into account the proposed extension would result in a significant loss of light to and overbearing impact upon that habitable room window.

Whilst permitted development rights are available for single storey extensions to the side, an extension built under those rights would be limited to up to 4m in height. The proposed extension would be approximately 6m in height at the point the window faces and would have two floors.

The proposed extension would result in an unacceptable impact upon the living environment and thus the residential amenity of occupants of that dwelling. The proposed development is therefore contrary to Policy ENV2 and the Design Principles SPD.

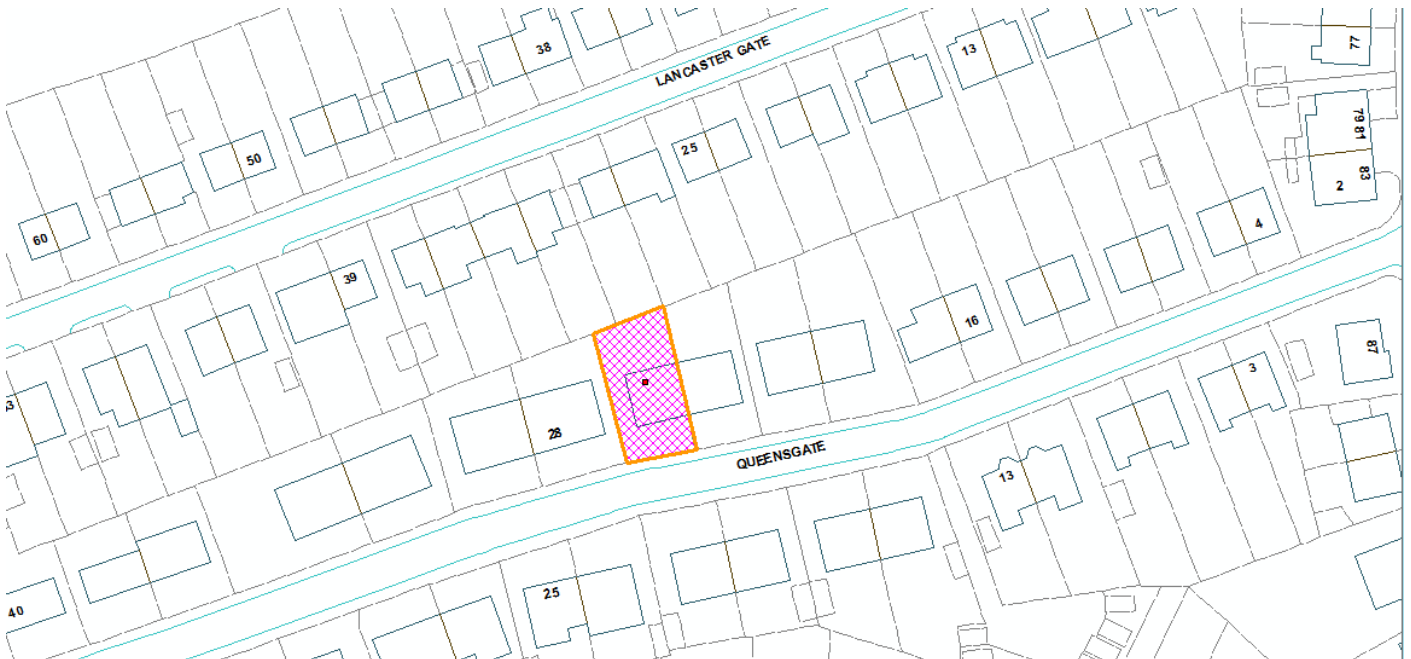
Highways

The site would maintain an acceptable level of off-street car parking.

RECOMMENDATION: Refuse

Subject to the following conditions:

1. The proposed front dormer, due to its inappropriate flat roofed design, would result in unacceptable harm to the character and visual amenity of the area contrary to policy ENV2 and the guidance of the Design Principles SPD.
2. The proposed side extension would result in an unacceptable overbearing impact upon and loss of light to a habitable room window in the side of No.28 Queensgate to the detriment of the residential amenity of occupants of that property contrary to Policy ENV2 and the Design Principles SPD.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 22nd May 2019