

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

**TO: Barrowford and Western Parishes Committee**

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**Land Adjacent Yate House, Ridge Lane, Roughlee**

**PURPOSE OF REPORT**

To report on the planning enforcement investigation regarding an unauthorised kitchen window.

**RECOMMENDATIONS**

(1) That no enforcement action is taken and the case be closed.

**REASONS FOR RECOMMENDATIONS**

(1) The window is acceptable, it is not expedient to take enforcement action.

**ISSUES**

In 2016 planning permission was granted on appeal for a detached house (ref: 13/16/0027P). The property is located within the open countryside and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

As built the window positions and design differ marginally from the approved plans. An enforcement case was raised in 2018 specifically with regard to the north east facing kitchen window. This window is wider than approved and has a simple frame with no glazing bars.

The owners of the property have been written to make them aware that the house has not been built in accordance with the approved plans and that an application would be required to amend the plans to regularise this.

No application to amend the approved plans has been received and therefore it must be considered whether enforcement action is necessary.

The kitchen window as formed is more contemporary in appearance than the overall design of the house. However it is a minor element of the overall design of the house and does not result in an unacceptable impact upon the appearance building as a whole. As such it does not unacceptably

impact upon the visual amenity of the area or the landscape and scenic beauty of the AONB. The window is acceptable and it is not expedient to taken enforcement action to require that it is altered to accord with the approved plans.

As approved:



GABLE ELEVATION

As built:



## IMPLICATIONS

**Policy:** None arising directly from the report.

**Financial:** None arising directly from the report.

**Legal:** None arising directly from the report.

**Risk Management:** None arising directly from the report.

**Health and Safety:** None arising directly from the report.

**Sustainability:** None arising directly from the report.

**Community Safety:** None arising directly from the report.

**Equality and Diversity:** None arising directly from the report.