

Nelson Area Committee Update – 8th June 2020

20/0209/HHO – 129 and 131 Regent Street, Nelson.

Amended plans were submitted on the 6th April 2020, significantly reducing the size of the two storey rear extension proposed.

The revision comprises of a bathroom and utility at ground floor level, with one additional bedroom at first floor level. The extension has a maximum depth of 5.8m at first floor level and 6m at ground floor level, width of 4.2m. The extension is sited in the centre of the site, between the two existing dwellings.

As a result of the amended plans, the proposed two storey rear extension now retains a 6m separation distance from each side boundary of the site. This would no longer be considered to result in a significant detrimental impact on the living conditions of adjacent properties or have significant adverse impacts on the amenities of neighbouring occupiers.

The recommendation for refusal still stands, for the following reason:

1. The proposed two storey side extensions, by virtue of their connection of two properties, would result in a detrimental terracing effect and an adverse impact on the uniform semi-detached character of the area. Moreover, the design of the proposed extensions is poor and disjointed in relation to the existing dwellinghouses. The application thereby fails to accord with Paragraph 130 of the NPPF, Policies ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy and guidance within the Design Principles SPD.