

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

**TO:** POLICY AND RESOURCES COMMITTEE

**DATE:** 25<sup>th</sup> JUNE, 2020

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## **PLANNING APPLICATION**

### **PURPOSE OF REPORT**

To determine the attached planning application.

## **REPORT TO POLICY AND RESOURCES COMMITTEE – 25<sup>TH</sup> JUNE 2020**

**Application Ref:** 20/0045/HHO

**Proposal:** Full: Erection of dormer windows to front and rear roofslopes (Resubmission).

**At:** 179 Chapel House Road, Nelson

**On Behalf of:** Mr S. Mehboob

**Date Registered:** 20 January, 2020

**Expiry Date:** 16 March, 2020

**Case Officer:** Christian Barton

This application has been referred to Policy & Resources Committee as Nelson Area Committee resolved to approve the application contrary to a previous decision for refusal of a similar application at the same property, this would represent a significant departure from policy and risk of costs for the Council.

### **Site Description and Proposal**

The site is a mid-terrace dwelling located in the settlement of Nelson. It adjoins and is surrounded by similar dwellings to all sides. The house has natural stone elevations, a slate roof, brown uPVC windows and a walled yard to the rear.

The proposed development involves the installation of roof dormers to the front and rear. The application is similar to the previous submission save alterations to the front dormers design. Both dormers would now have flat roofs. They would be clad with slates and installed with brown uPVC windows. Removal of the stone chimney stack is also shown on the submitted plans.

### **Relevant Planning History**

19/0808/HHO – Full: Erection of dormer windows to front and rear roofslopes – Refused – December 2019.

### **Consultee Response**

LCC Highways – The proposal should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site. There is no objection to the proposal.

Nelson Town Council

### **Public Response**

The nearest neighbours have been notified by letter and no responses have been received.

### **Officer Comments**

The main considerations for this application are the design, residential amenity and highways.

## **1. The relevant Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030) policies are:**

- CS Policy ENV2 (Achieving Quality in Design) identifies the need to protect and enhance the 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 the siting and design of development should be in scale, context and harmony with the wider locality.

### **Other policies and guidance's are also relevant:**

- The Design Principles Supplementary Planning Document (SPD) applies to domestic developments and sets out the aspects required for good design;
- Saved Replacement Local Plan Policy 31 (Parking) sets out appropriate parking standards for developments.

### **National Planning Policy Framework**

- Paragraph 130 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.'

The principle policy relating to this proposal is Policy ENV2 of the Pendle Local Plan requiring good design. The adopted Design Principles SPD provides further clarity on what is an acceptable design in relation to neighbouring properties and the street scene. Saved Policy 31 is relevant given the proposed addition of bedrooms.

## **2. Design and Visual Amenity**

In general terms, the Design Principles SPD states that the style, design and scale of domestic developments should respect the existing character of the location. Roof dormers should be exercised in a way that ensures their design is in keeping with the dwelling and their volume does not dominate the roofslope. Such developments should only be approved if they are existing features of other similar properties in the locality.

The materials used for cladding should match the main roof coverings and slates are proposed here for both dormers which is acceptable. The rear dormer would not protrude above the dwellings ridge height and subject to the quality of the facing materials being controlled through condition it would be acceptable in visual design terms.

The surrounding area is exclusively characterised by traditional terraced dwellings located on to or immediately adjacent to the public footway. The application site and the properties within this row have an attractive uniformity with walled front terraces and all of the original chimney stacks still in place. There are no front dormers visible from the application site and it is clear that they are not traditional or intrinsic features of the wider area. The untouched slope of the slate roof and stone chimneys are an essential part of the terraces visual harmony within the wider street scene and this proposal would be clearly at odds with that uniformity.

Amended plans have been received and the proposed front dormer would now have a modern boxed design covering almost all of the roof slope. The design proposed is worse than the application previously refused and this scheme would lead to the construction of an overly dominant feature in the immediate street scene. The front dormers bulk and scale would be out of keeping

with this modest terraced dwelling and it would be seen as an incongruous addition, being immediately visible from public vantage points along Chapel House Road.

The proposal to erect a front dormer here would ultimately be of detriment to visual amenity and it would fail to improve the character and quality of the area. On that basis, the scheme would not be acceptable on design grounds and it does not comply with Policy ENV2, the guidance of the Design Principles SPD and Paragraph 130 of the Framework.

### **3. Residential Amenity**

The proposal would have no overbearing impacts on the immediate neighbours. Bedroom windows are proposed to the front and rear within both dormers. However, the house has existing main habitable room windows in those elevations and the distances involved are characteristic of other dwellings in the area. The proposal would therefore have no material impacts on domestic privacy and would be acceptable in relation to residential amenity.

### **4. Highways**

Saved Policy 31 requires all development proposals to be served with adequate parking. The proposal would add two bedrooms to the site increasing parking demand. The site has no off-street parking and no suitable land to provide parking though domestic parking in the area is almost exclusively provided by on-street provisions.

A relaxation in parking requirements is therefore acceptable in this instance as the scheme would not contribute to on-street parking to an adverse level. LCC Highways have raised no objections and I concur with their findings. The proposal would have no unacceptable impacts on the road network.

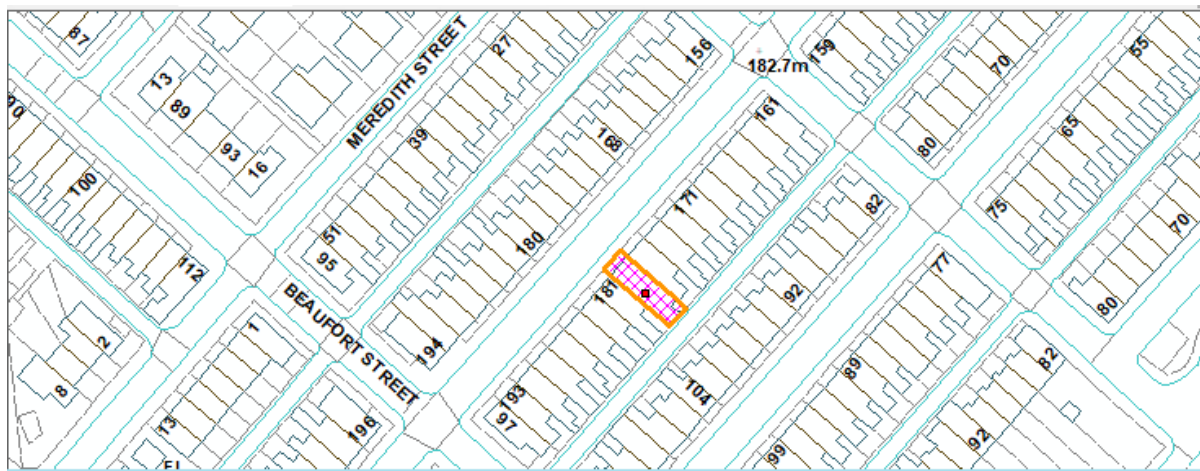
### **5. Summary**

The proposal seeks to install roof dormers to the front and rear. The development would have no detrimental impacts on residential amenity or the road network. However, front dormers are not existing or regular features of the terraced houses in the locality. The proposal is unacceptable in terms of design and impacts on visual amenity thereby to accord with Policy ENV2, the guidance of the Design Principles SPD and Paragraph 130.

### **RECOMMENDATION: Refuse**

For the following reason:

1. The proposal to erect a front dormer on this dwelling would be detrimental to visual amenity and the proposal would fail to improve the character and quality of the area thus failing to comply with Policy ENV2 of the Pendle Borough Council Local Plan Part 1: Core Strategy (2011-2030), the guidance of the Design Principles Supplementary Planning Document and Paragraph 130 of the National Planning Policy Framework.



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