

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES MANAGER

TO: COLNE & DISTRICT COMMITTEE

DATE: 10th September 2020

Report Author: Neil Watson
Tel. No: 01282 661706
E-mail: neil.watson@pendle.gov.uk

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO COLNE AND DISTRICT COMMITTEE ON 10 SEPTEMBER 2020

Application Ref: 20/0143/FUL

Proposal: Full: Erection of a two storey extension to the south side with attached garage and roof terrace, external alterations to existing dwelling house including alterations to doors and windows and insertion of rooflights (part retrospective).

At: Lower Naze End Farm, Hollin Hall, Trawden

On behalf of: Mr Andrew Smith

Date Registered: 22/06/2020

Expiry Date: 17/08/2020

Case Officer: Alex Cameron

Site Description and Proposal

The application site is a farmhouse and attached barn that has been converted as an extension to the house. The site is located within the open countryside and Trawden Forest Conservation Area. The existing building has stone walls, a stone slate roof and upvc fenestration.

The proposed development is the erection of a part two storey part single story extension to the side of the converted barn incorporating an attached garage and roof terrace. The proposed extension would be finished in stone with a stone slate roof and upvc fenestration.

The application also includes the addition of a rooflight and window to the rear of the existing building and the retrospective regularisation of differences between the approved and as built barn conversion and extensions. Those differences include:

- The barn door opening is lower than the approved plans with a single vertical glazing bar in the ground floor rather than three glazing bars running the full height.
- The front door opening has been widened with glazing to each side.
- The rear extension is narrower than that approved.
- Minor differences in the shape, size and position of windows, rooflight and door openings throughout the converted barn and extension.

Other differences from the approved plans include windows openings that have not been inserted, including two windows in the first floor front elevation of the converted barn, one window in the side elevation of the side extension and two rooflights to the rear.

Relevant Planning History

13/14/0038P - Full: Change of use of land from agricultural land to residential curtilage and erect single storey extension with loft room, detached garage and alterations to the barn. Approved

Consultee Response

LCC Highways – Having considered the information submitted, the above proposal raises no highway concerns. Therefore the Highway Development Support Section would raise no objection to the proposal on highway safety grounds. However we note that there are a number of Public

Footpaths close to the development site (Footpaths 82, 87 and 88 (Trawden)), in particular Footpath 87.

Public Rights of Way must not be obstructed during the proposed development. It is the landowner's responsibility to ensure that the necessary procedures are followed for the legal diversion of any Public Rights of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, it is the landowner's responsibility to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to re-open the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.

The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders. Or, if it is necessary to divert the above listed Public Rights of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected.

The following informative note should be applied to any formal planning permission granted.

Note

The grant of planning permission does not entitle a developer to obstruct or divert a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The development may affect the setting of Public Footpaths 82, 87 and 88 (Trawden). The applicant is advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the planning application number, to discuss their proposal before any development works begin.

Cadent Gas – Identified gas apparatus in the vicinity of the site (running along the access road). Notes for application for working near to gas apparatus.

Trawden Forest Parish Council – Existing work - there appears to be a lot of work done prior to permission. If the new first floor storey wasn't being added, would the other changes ever been applied for? PBC guidelines are:

Land owners and developers have to comply with planning legislation and not carry out any development until they have the necessary planning permission.

Extension work - (points taken from the Conservation area design & development Guidance SPD)

The following points we feel are contradicting local policy:

1.53 Extensions to buildings should not dominate the existing building in their position, size or scale, and should be well designed and detailed, in matching or sympathetic materials.

- The new proposal has substantially increased the footprint of the building.
- It is altering the shape and the front is mainly glass - which is not in keeping with the traditional stone in the main building.
- It also appears that the existing house and extension will be linked by glass.
- Due to the lie of the land, this is primarily a first floor extension which dominates the south elevation
- Horizontal windows are proposed in some aspects , these are not in keeping with the existing window shapes

1.54 side extensions should usually be well set back from the front of the building, and should normally reflect the roof form of the main building;

- This garage extends out from the front of the building
- The roof of the extension no longer follows the roofline

4.62 Where new garage buildings are proposed to serve period houses they are better designed as detached buildings or 'outhouses' rather than as extensions to houses. Garage extensions do not sit well with older buildings as they are not a traditional building type. A detached garage should normally be a simple stone building with a pitched roof in natural slate. Garage doors should ideally be a timber vertical boarded type, or similar, preferably side-hung double doors.

Where a double garage is proposed, two single doors will normally look better than one wide double door. Prefabricated or panel construction garages with flat or almost flat roofs will not normally be appropriate in conservation areas.

- The garage is to be at right angle to the house, with some stone work visible.
- The flat roof of this is to be used as a terrace

Public Response

A site and press notice has been posted. Responses received objecting on the following grounds:

- The development would be a disproportional addition to the dwellinghouse and does not reflect its character.
- The proposed extension exceeds the 25% threshold set out in the Local Plan for extensions in the open countryside by 10 times.
- High visibility from neighbouring properties.
- Noise and light pollution.
- The existing septic tank is not sufficient to support the additional foul water from the development.
- Surface water run-off freezes on the adjacent road / footpaths causing a hazard in winter.
- Possible use as a party/entertainment venue.
- Concerns over access to footpaths.

Officer Comments

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 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 states that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets. This is supported by the guidance set out in the Conservation Area Design and Development Guidance SPD.

Replacement Pendle Local Plan

Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

Trawden Forest Neighbourhood Plan (TFNP)

Policy 1 (Location of Development) of the TFNP states that outside the settlement boundaries of Trawden and Cotton Tree, development involving the construction of new buildings, which is not specifically allowed for by other policies in this Plan or the Pendle Local Plan, will only be permitted in the following circumstances:

(1) Where it requires a countryside location for tourism related purposes and complies with Policy 5, or will support agricultural and other land-based rural businesses; or

(2) Where it is in a sustainable location adjacent to the settlement boundary and complies with all other policies in this Neighbourhood Plan and the Pendle Local Plan.

Conservation Area Design and Development Guidance SPD

Design and Heritage Impact

The alterations to approved plans of the barn conversion and extensions result in an overall improvement in the as build development over the approved plans, they remove an number of new window openings, reduce the approved increase in the height and simplify the glazing of the barn door opening, alter the design of windows to be more in-keeping with the original agricultural character of the building and reduce the width and simplify the design of the rear extension. Those retrospective alterations are acceptable.

It should also be noted that the permission for the conversion of the barn from 2014 does not include conditions removing permitted development rights or restricting the fenestration materials and there are also no such controls over the original farmhouse. The alterations to window and door opening could therefore have been carried out following the conversion without the need for a planning application.

The proposed extension would be of a contemporary design that mirrors the proportions and form of the main building, it would be separated from it by a glazed link, this would make the extension appear as a distinctly separate element that would not detract from the original form and character of the building.

The extension would be set behind the building against a steep hillside in the most prominent public views from the north east, it would not appear as an intrusive feature in the landscape.

Concerns have been raised that the extension results in a disproportional addition to the building and as such conflicts with eth policies of the Local Plan. Policy 1 of the RPLP did contain a limit of 25% on extension to buildings in the countryside, however, that policy was not compliant with the National Planning Policy Framework and is no longer in force. Although the proposed extension would be a significant overall addition to the property it would be set against and into the hillside and that would significantly reduce its impact, it would remain a visually subordinate addition to the property.

Concerns have been raised regarding the proposed horizontal design windows, those window would face the hillside and would not be prominent. Furthermore, the window proposed in the existing barn could be installed under permitted development rights.

The extension would be an acceptable, sympathetic addition to the building acceptably preserving the significance of the Conservation Area and the visual amenity and landscape quality of the area.

The Conservation Area Design and Development SPD advises that the use of upvc windows and doors is acceptable in circumstances where the existing building has upvc fenestration. Taking into account that the existing building has upvc fenestration the proposed upvc window and doors are

acceptable, however, a condition is necessary to ensure that the framework of the glazed link is acceptable.

The proposed development is therefore acceptable in accordance with policies ENV1 and ENV2 and the guidance of the Conservation Area Design and Development Guidance SPD, it would acceptably preserve the significance of the Conservation Area.

Amenity

Concerns have been raised over noise and light pollution, taking into account the distance to neighbouring properties and the residential use the proposed development would not result in any such unacceptable impacts. The proposed development would not result in unacceptable privacy impacts, loss of light or overbearing impacts upon any adjacent property in accordance with policy ENV2.

Concerns have also been raised that the property may be used as an entertainment / party venue, the property is a dwelling falling within use class C3, any use falling outside of that would require planning permission.

Drainage

Concerns have been raised in relation to foul and surface water drainage. Taking into account the scale of the development and that additional/revised foul and surface water drainage arrangements are likely to be necessary it is reasonable to require details of foul and surface water drainage to be submitted for the proposed development by condition. With a condition in place acceptable foul and surface water drainage can be ensured.

Highways

The site would retain an acceptable level of car parking provision, the development is acceptable in terms of parking provision and highway safety.

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 development would preserve the significance of the Conservation Area and is in accordance with the Pendle Local Plan Part 1: Core Strategy and Trawden Forest Neighbourhood Plan. 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: Location Plan received 22/06/2020, A102 01.

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

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development samples of the external materials to be used in the construction of the walls and roof of the extension hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved external materials.

Reason: To allow the Local Planning Authority to control the external appearance of the development to reserve the significance of the Conservation Area.

4. Prior to the installation of the glazed link details of the external materials and finish of the framework shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved external materials.

Reason: To allow the Local Planning Authority to control the external appearance of the development to reserve the significance of the Conservation Area.

5. Works involved in the installation of foul and surface water drainage provision shall not be commenced unless and until details of foul and surface water drainage provision have been submitted to and approved in writing by the Local Planning Authority. The extension hereby approved shall not be occupied unless and until the foul and surface water drainage has been implemented in accordance with the approved details and it shall be maintained as such at all times thereafter.

Reason: to ensure acceptable foul and surface water drainage in order to prevent flooding and pollution.

Note: The grant of planning permission does not entitle a developer to obstruct or divert a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The development may affect the setting of Public Footpaths 82, 87 and 88 (Trawden). The applicant is advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the planning application number, to discuss their proposal before any development works begin.

Application Ref: 20/0143/FUL

Proposal: Full: Erection of a two storey extension to the south side with attached garage and roof terrace, external alterations to existing dwelling house including alterations to doors and windows and insertion of rooflights (part retrospective).

At: Lower Naze End Farm, Hollin Hall, Trawden

On behalf of: Mr Andrew Smith

REPORT TO COLNE & DISTRICT COMMITTEE on the 10th SEPTEMBER, 2020.

Application Ref: 20/0276/HHO

Proposal: Full: Erection of two-storey side extension and alterations to vehicle access (Re-submission).

At: Netherheys House, Barrowford Road, Colne

On Behalf of: Mr Anwar

Date Registered: 05 May, 2020

Expiry Date: 30 June, 2020

Case Officer: Kathryn Hughes

This application was deferred from the September meeting to allow for an update on the replacement trees.

The Tree Replacement Notice for Netherheys was issued in February. The location of the replacement trees to be on the Netherheys Close elevation of the property. The reason for this is that planting a tree back in the original location could lead to future damage to both Netherheys House and the neighbouring property. The location of the tree would mean that it would be 9.6m away from Netherheys and only 5.6m away from the house of the neighbouring property. Any potential damage could then result in a claim. This confirms the information given by the Planning, Economic Development and Regulatory Services Manager at the last meeting.

Site Description and Proposal

The application site is a semi-detached dwelling located in the settlement of Colne. It adjoins and is surrounded by dwellings of a similar scale to three sides with larger properties set within extensive grounds to the north across Barrowford Road. The dwelling is constructed in natural stone with a slate roof, timber windows and doors.

Although Netherheys has some local importance it is not listed nor is it within a Conservation Area and therefore although limited weight is given to standing it is an attractive

The proposed development involves the erection of a part two-storey and single storey side extension. The extension would measure 7.1m x 10.990m at ground floor and 7.1m x m 7.1m at first floor with an overall height of 8m to pitch (4m to single storey). The proposed extension would have a natural stone finish, slate roof, grey sash windows to match existing, dark grey aluminium bi-folding doors to the front and dark grey velux rooflights. Alterations to the vehicle access and parking arrangements are also proposed.

Relevant Planning History

20/0150/HHO - Full: Erection of two-storey side and rear extensions; alterations to vehicle access and erection of 1.85m stone wall with vehicle gate to south boundary (Part retrospective) – Refused 24th April, 2020.

Consultee Response

PBC Environment – Protected trees have been felled on this site without consent. Both trees had considerable amenity value, providing setting and context to the house itself and these were still worthy of protection. A Tree Replacement Notice has been issued for the site.

The Tree Replacement Notice was for 2no. Acer platanoides Emerald Queens measuring 18-20cm girth at the time of planting. They are to be located at either side of the existing path into the site on the Netherheys Close elevation.

The location of the replacement trees will not be impacted by the proposed development.

LCC Highways – The Highway Development Support Section does not object to this application subject to a bound surfacing material being used for any new hardstanding.

Colne Town Council – Colne Town Council objects to this planning application in the strongest possible terms. The Council has concerns with regards to the overbearing nature of the 1.85m stone wall to the neighbouring properties and the inappropriate choice of materials for the proposed extension. The Town Council also feels that, given trees were illegally felled from the garden, replacements should be planted in the positions of the felled trees. This building is No. 7 on Colne Neighbourhood Plan's Non-Designated Heritage Assets List:

https://contowncouncil.org.uk/ctc/wpcontent/uploads/2020/01/Colne-Local-Heritage-List-InfImages-2020-01_DRAFT.pdf

This development will completely trash the symmetry of the House and the new projecting gable will remove any vestige of historical interest in this building.

National Grid – Should you be minded to approve an informative note for the Applicant should be attached to the decision notice.

Public Response

Nearest neighbours notified by letter and more than three responses have been received objecting on the following grounds;

- Loss of privacy;
- Overbearing impacts and losses of light;
- The extension does not relate well to the dwelling and adjacent properties;
- The height of the stone walls;
- The replacement trees would be too close to the pavement and their growth restricted, will these be protected or just felled in a couple of years;
- There are no plans of the third floor although there is a fixed staircase and velux windows added;
- The digging out and removal of the root ball together with the proposed extension foundation work gives a likelihood of disturbance/damage to my retaining wall and to fencing and posts;
- Netherheys Close is a small cul de sac which is safe for children, any increase in traffic is likely to make access and egress unsafe; and
- The planned height reduction is minimal and will put my property into shade with little natural light into my bathroom and privacy will be reduced.

Further comments have been received from No. 20 concerned about the width of the extension and its proximity to the boundary. This property is located 1m from the boundary with Netherheys and has a ground floor secondary window and a first floor obscured bathroom window and a conservatory to the rear.

The ground floor window is set in front of the proposed existing and would not be affected and the first floor window serves a bathroom which is not a habitable room.

The conservatory to the rear is screened by an existing timber fence approximately 1.8m high which will screen the ground floor to an acceptable degree.

The nearest neighbour has confirmed that he knows has no objections to this application.

Officer Comments

The main considerations for this application are impact on residential amenity, design and materials, protected trees and highway issues.

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

- CS Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) seeks to protect and enhance natural and historic environments and sets out specific requirements that aim to ensure development proposals do not detrimentally effect such environments. The need to protect trees with Tree Preservation Orders (TPOs) is outlined in ENV1 given what they contribute to both natural and historic environments;
- 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:

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

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.'

2. Residential Amenity

The Design Principles SPD states that two-storey side extensions should be designed to avoid having an overbearing impact, or cause loss of light or privacy for neighbours. Any extensions which protrude beyond the rear elevation of adjacent dwellings should respect the 45 degree rule. Concerns have been raised regarding the potential impact on privacy and living environments.

No. 20 Netherheys Close lies to the East of the application site and is set forward in its plot with a conservatory style extension to the rear.

The proposed extension would not impact on any main habitable room windows in the gable of 20 Netherheys Close with the extension set back 500mm from the front elevation at two storey and flush with the rear elevation single storey for the last 2.2m. The side extension is set of the boundary by 1.750m. The side extension is part single storey to the rear and this reduction in

height from just under 9m to 4.5m (3.5 to eaves) would reduce any potential impact on No.20 which has an existing timber fence to the boundary which will screen the ground floor to some degree. The proposed extensions would not appear overbearing, or cause any unacceptable losses of light for adjacent properties with adequate separation provided between adjacent dwellings to prevent any adverse impacts.

Sycamore House to the west is adjoining and would not be adversely affected by these proposals.

With regards to other adjacent properties, the windows to the front and rear would remain over 21m away. Fencing is in place on the boundary with number 20 which would prevent any overlooking from the ground floor window and door in the proposed gable. The first floor gable window would not face any main habitable room windows at number 20 and the rooflights would also raise no concerns in terms of privacy. As proposed the development would therefore be acceptable.

3. Design and Materials

In relation to two-storey side extensions the Design Principles SPD requires such developments to respect the balance and symmetry of the main dwelling whilst also avoiding a terracing effect with adjacent properties. Therefore it must be ensured that any extensions to this dwelling are appropriate to its proportions and Victorian vernacular form.

Concerns have been raised regarding the scale of the extensions. The elevation facing Barrowford Road is the rear elevation and contains some of the dwellings architectural merit whilst the front elevation to Netherheys Close maintains an attractive level of symmetry with a pair of bay windows either side of the entrance door with sash timber windows above. The proposed extension would be set back 500mm from that elevation and would not appear unduly disproportionate and unbalanced in that respect. Whilst the expanse of bi-fold doors proposed to the front extension would not be in character with the original house and would introduce a modern feature to that element subject to an appropriate reveal and the vertical framing pattern proposed this would break up the scale of that opening to an acceptable degree. The side extension would result in a width of 7.1m which is slightly more than half of the existing dwelling (12.7m) with a lowering of the roofline of 1m also proposed the extension would not appear disproportionate and would be subservient to the original dwelling when viewed from both elevations. Its scale and design would be acceptable in terms of impact on the character of this dwellinghouse.

Acceptable materials are proposed and their quality and finish can be controlled by appropriate conditions. The street scene of Netherheys Close comprises of newer, modern dwellings with open front gardens and driveways. However, it is likely that this much older property and the adjoining Sycamore House would have had much more imposing features including the stone wall element to the rear which would screen the ground floor element of the proposal to some extent. When those factors are taken into account, the proposed development would, on balance, be acceptable in visual design terms and accords with Policy ENV2, the guidance of the Design Principles SPD and Paragraph 130 of the NPPF.

Amended plans have been received which address the outstanding issues in the report.

The first floor gable window has been omitted from the revised plans removing the need for any obscure glazing. Therefore condition 4 for the obscure glazing is no longer required.

The rooflights proposed to the rear single storey element have been removed improving the design and reducing the impact.

The gap between the boundary of no. 20 and the rear of the side extension has been set at 2m.

4. Protected Trees

A number of trees have been removed from the site including two Sycamores protected by the TPO No3 1989. Comments have been received in that regard. The contributed positively to the character of the property and visual amenity of the wider location, and that their removal has caused an adverse impact on the natural environment. A Tree Replacement Notice has been issued which requires two replacement Sycamores trees to be planted in the garden.

This matter has been dealt with separately by the Environment Officer and the site can accommodate the replacement trees on either side of the proposed extended vehicular entrance into the site. Once in situ the two replacement trees will be protected under the Tree Preservation Order.

5. Highways

Based on the submitted plans the proposal would increase the number of bedrooms by one. Comments have been raised regarding the potential to add bedrooms to the attic together with parking and highways impacts. The use of the existing attic as habitable rooms would not require planning permission in any event as these are existing.

Currently the site has parking for at least three cars to the front with a revised parking area proposed approximately 9m x 9m which can accommodate three vehicles plus driveway which is acceptable for a dwelling of this size and accords with Replacement Pendle Local Plan policy 31.

LCC Highways have raised no objections subject to a condition requiring the use of a bound surfacing material for the hardstanding, the proposed parking alterations and widening of the existing access point would have no adverse impacts on the safety of this residential cul-de-sac and the proposal would be acceptable in relation to highways matters.

6. Summary

The application involves the erection of a part two storey and part single storey side extension with access/parking alterations. No unacceptable impacts on residential amenity or the road network would be created from the proposal. The scale and design of the proposal would be appropriate for this site and would allow for the planting and establishment of the two replacement protected trees. The proposed development would not result in a detrimental impact on amenity and is acceptable in terms of scale, design and materials subject to appropriate conditions and thereby accords with policies ENV1 and ENV2, the guidance of the Design Principles SPD and Paragraph 130 of the NPPF.

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 development would not adversely impact on amenity or highway safety and would be acceptable in terms of siting, design and materials and 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 development permitted shall be begun before the expiration of three years from the date of the permission.

Reason: This condition is required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.

2. This permission shall relate to drawing numbers:

1:1250 location plan, existing 1:500 block plan, proposed 1:500 block plan, 5688-4, 5688-5, 5688-6, 5688-7, 5688-8, 5688-9, 5688-10, 5388-11, 5688-12 & 5688-13 received on the 5th August, 2020 Version 2.

Reason: This condition is required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.

3. Prior to the commencement of development samples of the materials to be used in the construction of the development 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 strict accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. The bi-folding doors, windows and door shall be set back from the external wall face of the wall by at least 75mm in depth.

Reason: To ensure a satisfactory appearance to the development.

5. All the rooflights to be installed shall be conservation type with a vertical mullion unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

6. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

7. The proposed development shall not be brought into use unless and until the parking area and driveway shown on plan 5688-4 have been constructed, surfaced, sealed in porous material,

drained and marked out within the site in accordance with the approved plans. The parking spaces shall thereafter always remain unobstructed and available for parking purposes.

Reason: In the interest of amenity and to provide sufficient off-street parking on the site.

Application Ref: 20/0276/HHO

Proposal: Full: Erection of two-storey side extension and alterations to vehicle access (Re-submission).

At: Netherheys House, Barrowford Road, Colne

On Behalf of: Mr Anwar

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/CPB

Date: 02nd September 2020