



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES MANAGER

TO: COLNE & DISTRICT COMMITTEE

DATE: 05th November 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 & DISTRICT COMMITTEE 5th NOVEMBER, 2020

Application Ref: 20/0551/HHO

Proposal: Full: Erection of extensions and roof lift to form first floor (re-submission).

At: 297 Keighley Road Colne BB8 7HE

On behalf of: Mr Andy Towler

Date Registered: 25 August 2020

Expiry Date: 20 October 2020

Case Officer: Kathryn Hughes

Site Description and Proposal

The application site is a detached bungalow located within the open countryside outside of the boundary of the settlement of Colne, within Lidgett and Bents Conservation Area. The property sits in a prominent elevated position on Keighley Road adjacent to the school playing field and other similar styles detached properties.

The proposed development is for the erection of a single storey extension to the rear together with a roof lift to form a first floor and two dormers to the front elevation.

The rear extension would project out a maximum of 2.94m along the rear elevation 17.405m at a height of 2.5m to form a boiler room, extended bedroom and extended living/dining kitchen.

The front extension would project out from the existing elevation by a maximum of 1.152m x 9.906m plus 3.277m x 3m to eaves (7.26m to ridge) finished in render with red brick plinth and provide an extended living room as well as two extended garage spaces.

The roof lift would raise the ridge from 5m to 7.26m and create a new front gable and an increase roof scape to the east side adjacent no. 299 and increased gable to the west side adjacent the school playing fields. Two dormers would be sited on the front roofslope and together these would form three further bedrooms, a bathroom and study.

A Heritage Assessment and Design and Access Statement have been submitted in support of the application.

Amendments from the previous scheme include removal of the detached double garage and terrace to the front garden area, additional garage space included in the remodelled ground floor, reduction inside height by 270mm and removal of the roof light to the north eastern side elevation.

Relevant Planning History

20/0051/HHO – Erection of part single, part double storey extension to the rear and side, double garage to front with roof terrace above and roof lift to form first floor – Refused.

Consultee Response

LCC Highways – No objection in principle subject to the following comments and conditions.

The current proposal is a re-submission of a previously refused scheme (ref 20/0051/FUL). The scheme has been revised, including the provision of off-road parking.

Access to the site is off Keighley Road (A6068), which is categorised as a strategic route, and subject to a 30mph maximum speed limit outside the development site.

Due to the site's location on a strategic route, and close to Christ Church Primary School on Bent Lane, we recommend that a condition is applied to any approval granted restricting the times of deliveries, to ensure that there is no conflict with traffic, both vehicular and pedestrian, at peak times.

Measures to prevent mud and loose materials from the site being deposited on Keighley Road should also be provided.

Two single, integral garages are now proposed, with one garage being provided through the conversion of an existing bedroom. However the internal dimensions of this garage are sub-standard and it cannot be considered as a parking space. To count as a parking space the minimum internal length of a single garage is 5.5m; that proposed is considerably less.

The proposed development would increase the number of bedrooms from two to four/five. The council's Parking Standards for a property with four plus bedrooms are that three parking spaces should be provided, although this is a maximum rather than minimum level.

Taking into account the previous comments about the garages, the proposed scheme only provides two off-road parking spaces which would allow vehicles to enter/leave the site in forward gear. Vehicles reversing to or from the highway would pose a hazard to other highway users, especially given the site's location on a bend and opposite the entrance to Ball Grove Drive.

However, if the applicant wished to provide an additional parking space at the front of the house the existing hardstanding could be extended, as was proposed under the previous application. This would need to be a minimum of 5.6m wide (3.2 + 2.4m) to provide joint vehicle and pedestrian access and allow vehicle doors to be opened wide enough for access. If the applicant wished to pursue this option a revised site layout plan would need to be submitted.

If the local planning authority is minded to approve this application then conditions relating to deliveries, wheel washing and parking should be attached to any grant of planning permission.

Amended plans have been submitted which address the parking and access issues raised above.

PBC Conservation Officer – Improvement on the previous scheme. However the side and front elevations could be improved by the use of red brick facing right up to eaves level, rather than render above a low brick plinth as proposed. The upper floor gables could then be finished in an off-white textured render. This would assist in breaking up the perceived scale of the building, whilst also reflecting the design idiom and materials commonly used in such mid-20th century buildings. To the front elevation the first floor window in the gable would be better with a more vertical alignment rather than horizontal, to enable a more comfortable relationship with the garage doors below. A grey roof tile, as existing, would be appropriate.

Colne Town Council – Maintains its previous objection. The render and upvc are inappropriate materials for a Conservation Area.

Public Response

Site & Press Notice and nearest neighbours notified by letter. Eight responses have been received all objecting on the following grounds:

- The proposed house is not of a satisfactory design – there is too much render and it is not attractive in the conservation area;
- The building is visually detrimental to the openness of the area;
- We think that the dormers are not modestly proportioned and the front facing gable is too large;
- Have of the frontage is taken up by the double garage;
- The window in the side elevation allows a lot of light in and does have a view cross to hills and trees;
- No mention is made of the kitchen window and the effect the hipped roof would have on this, the oblique views from this window would be obliterated by the extended walls;
- The proposed light coloured render on red brick plinth is not in keeping with the local stone properties it is preferred to enhance the conservation status with stone even though the property and two adjacent were built in red brick;
- When viewed from Winewall and along Keighley Road it would be out of character with the local stone architecture;
- The proposed structure and finish is an eyesore and will not blend in a dorma style is fine but not a detached two storey dwelling;
- It is clear that the proposed roof lift and extension over the existing garage will have an overbearing impact on no.299 and reduce the daylight to the side lounge window and gable window;
- The proposed roof lift will increase the bulk to the roof shape and create a dominant building affecting the visual amenity of the street scene;
- The Committee may recall how much attention was given to the new classroom building for Christ Church School were in keeping with the character of the conservation area;
- Bungalows are at a premium in Colne;
- The formation of a second floor may give occupants unrestricted views in the school play area and possibly classrooms which could lead to safe-guarding issues;
- LCC Highways have raised issues with size of the garage and access arrangements;
- The site is directly opposite the junction with Ball Grove so both walkers and drivers will be looking into the conservation area;
- The applicant has the opportunity to enhance the design and materials whilst still increasing the footprint in keeping with the conservation area leading to a solution which everyone can be proud of and gain pleasure from; and
- The supporting statements are flawed and seek to paint an incorrect picture of the current situation, the development and the impact on the local area and the conservation area.

The applicant has responded to some of the comments raised above:

- Prior warning of the plans to extend was given to the seller but as it was not necessary this should not have any bearing on the application;
- The ground floor living room window at 299 that faces 297 is a secondary window and this was confirmed in the officers reports in the original application;
- No one has a right to a view but in any event that view will remain largely unchanged and will only partially affect the view that 299 have of the garden of 297;
- No two properties are the same in the row at 297, 299 and 301. The materials were deemed acceptable in the officer's report on the original application. Furthermore, details can be agreed with the Council;
- The view from Ball Grove is already affected by the MUGA fencing;
- The plans have been amended to take on board the comments the previous application with regards to the [proposed garage. The garage is now part of existing footprint for the house which already has an existing garage;

- The concerns of the Highway Agency has been taken on board and addressed with amended plans so the homeowners and visitors and access and leave in the site safely in forward gear;
- The existence of the newly built MUGA has significantly changed the area and has an intrusive impact on the conservation area and changed the landscape with a black tarmac pitch and 2.4m high fence to the roadside;
- There is no evidential concern regarding the lack of bungalows in the Colne area;
- Comments refer to the lack of thought over safeguarding of the school pupils – the school was built directly behind 297 and there is a direct view from the rear garden of the property. The MUGA has been built adjacent to 297 only a few metres from the existing dining room and living room windows. As both 299 and 301 have windows overlooking the school. The new plans have been designed to ensure that there is minimal view of the pitch;
- All person have a right to object to a planning application and express their views. The extend and use of personal comment are unjustified and inappropriate; and
- The homeowners would like to make it clear that there is no ill-will and they wish to enhance the conservation area by developing a long-lasting family home. It was though such a proposed design would be welcomed in light of the school's recently approved applications.

Officer Comments

1. Policy

National policy in the form of the National Planning Policy Framework Part 12 seeks to achieve well designed places whilst Part 16 seeks to conserve and enhance the historic environment.

Para 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 in which it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Whilst paras 193 – 202 assess potential impact on heritage assets. In particular para 196 states that development which would lead to less than substantial harm this should be weighed against the public benefits including, where appropriate, securing its optimum viable use.

The relevant Pendle Borough Council Local Plan Part 1: Core Strategy policies are:

ENV1 seeks to protect and enhance the natural and historic environment and sets out the requirements for development proposals.

ENV2 sets out general design principles, historic environment and climate change.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and garages in terms of aspects required for good design.

The Conservation Area Design and Development Guidance gives more in depth guidance on developments within Conservation Areas.

2. Impact on Amenity

The nearest neighbouring properties are no. 299 Keighley Road to the east and Christ Church School to the west and north. The properties to the south on Keighley Road are some distance away and whilst visible the proposal would not unduly impact on their amenity.

The adjacent property no. 299 is a similar styled detached bungalow sited approximately 2m from the side boundary to the east. This bungalow has a secondary lounge window, kitchen door and conservatory in the gable elevation on the ground floor as well as a primary first floor bedroom window.

The proposed front extension to the existing garage and living room and single storey rear extension would not lead to any undue impacts, however, the proposed roof lift would increase the eaves height by 0.5m and ridge height by 2.26m and therefore reduce light to these existing gable windows. The lounge, kitchen and conservatory are secondary windows but the first floor bedroom window is the primary opening serving this room albeit there is also a rooflight.

The distance from the side boundary is 2m and the distance between the two properties varies between 4m (front elevation) and 3.5m (rear) whilst the proposed extensions would not result in the footprint increasing along this side elevation the first floor element would be 3m closer than existing.

Whilst there would therefore be some impact to the first window in terms of outlook at present the view would primarily be that of a hipped roof and therefore the impact resulting from the increased height of the hipped roof and increased proximity when viewed from this window would not be so severe as result in an unacceptable overbearing impact.

The proposal would not result in any privacy or overlooking issues for the neighbouring property at no. 299 and due to the limited openings, reduced height, distance and hipped roof-form would therefore accords with Policy ENV2 and the Design Principles SPD.

3. Design and Materials

Whilst the design of the single storey rear and front extensions would accord with the principles of the Design SPD, the roof lift would, however, still result in large rendered gables to the side and front elevation which are out of character with the surrounding area and would result in a prominent feature when viewed from the adjacent playing fields, open countryside and the conservation area.

The proposed dormers to the front roof slope are not dominant and would assist in breaking up the large expanse of roofslope to the front elevation. These are the more modest Dutch style dormers which whilst not necessarily a feature of the area would not be so incongruous in the streetscene, however, the cheeks should be tiles and not render in order to blend in from the sides.

On this basis and taking account of the national guidance in NPPF para 127 the design as proposed would not add the quality of the area nor would it be sympathetic to local character and history.

When taking account of the existing red brick and concrete tiles one solution could be to change the materials to more use of the red brick on both the front and prominent side gable in order to break up the scale and massing. The first floors could be finished in an off-white textured render. This would help to break up the perceived scale of the building, whilst also reflecting the design and materials prevalent to these particular dwellinghouses.

The front window in the front elevation could be improved with a more vertical alignment to enable it to have a better relationship with the garage doors below.

A grey roof tile, as existing, would be appropriate.

The agent has been requested to consider these changes in order to achieve a more appropriate design and any response will be provided in an update to the meeting.

It has been suggested that stone would be a more appropriate material here, however, in my view taking into account of the existing red brick and concrete tiles these materials would be more appropriate but a more sympathetic design than currently proposed would be required.

Nor would it be a requirement to have timber windows instead of upvc as many of the surrounding properties already have these and these can be changed at any point without any restriction in place.

With these improvements the overall design could be acceptable and would therefore accord with Policy ENV2 and NPPF paras 127 and 130.

4. Impact on Heritage Assets

The site is located within Lidgett and Bents Conservation Area, and so there is a duty under section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

The site is prominently located and can be clearly seen in public view seen across the adjacent school playing field. The modern bungalow currently has a neutral impact on the conservation area, however, the proposal as it stands would result in significant increases in scale and massing which would dominant in particular the large expanse of rendered gable features to the front and side elevations which would appear out of context with the surroundings.

The overall impact with the rendered gables would result in a large, dominant building not in keeping with the area and of an unacceptable design within the Conservation Area.

Changes to this have been suggested the Agent with a view of breaking up the scale and massing of the side gable in particular which would be quite prominent in views within the conservation area.

Subject to the proposed changes in design and material this would result in a neutral impact in terms of the overall development

The proposed development within a prominent position in the Lidgett and Bents Conservation Area as it stands is not acceptable, however subject to the proposed changes in terms of design and materials it would accord with Policy ENV1, the Conservation Area Design and Development Guidance, Section 16 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Without these amendments to the design and materials this would result in harm to the conservation area albeit less than substantial.

5. Impact on Trees and Landscaping

At present there is an existing concrete fence between the boundary of no. 297 and no. 299 which provides some screening of the ground floor elements. This will not be affected by this proposal.

Along the boundary of no. 297 and the playing fields is another concrete fence and a beech hedge which stops at brick retaining wall and steps in front of the existing house. To the front is a hawthorn hedge and shrubs and planting. These afford a degree of screening and helps to provide a spacious green setting for the property.

The existing driveway would be expanded but the majority of the existing shrubs and lawn would remain leaving green spaces and screening along this frontage which adds to the spacious and green layout of the properties.

The expansion of tarmac is likely to result in the loss of one tree in front garden area and this has been considered and is acceptable.

The provision of an extended beech along the side boundary would help to screen and soften the proposed extensions to the front and rear to a greater extent and the agent has been requested to consider this and plant a replacement tree to the frontage to compensate for the one to be lost by extending the driveway.

This could be controlled by an appropriate landscaping condition.

6. Highways and Parking

There is an existing attached single garage and driveway which can accommodate over 3 vehicles. The proposed development would result in two garages and an enlarged drive, although one of the garage spaces is less than 5.5m in length and therefore too small to be considered a parking space, the site overall can easily accommodate the 3 parking spaces required within the site.

As the number of bedrooms would increase from 2 to 4 this is acceptable and accords with Policy 31.

This is also some reconfiguration of the access to provide safer access and egress to the site which would be of benefit to the highway network.

7. Summary

The proposed development would be highly visible from the public realm by virtue of the public highway to the south of the site. Give this prominence the proposed development would need to be acceptable in this location which falls within the Lidgett and Bents Conservation Area and accord with Policy ENV1, the Conservation Area Design and Development Guidance, Sections 12 and 16 of the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990 as it stand the proposal fails to accord with these but subject to amended plans and revised materials this would be an acceptable scheme.

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 is acceptable in terms of policy, design, amenity and impact on the conservation area and highway safety subject to appropriate amended plans and conditions.

RECOMMENDATION: Approve subject to receipt of satisfactory amended plans

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 1:1250, Block Plan 1:500, 2019/89/01, 2019/89/02, 2019/89/03 F, 2019/89/04 F, 2019/89/05 B & Topographical Survey.

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

3. Notwithstanding the submitted plans prior to any above ground works being commenced samples of all external materials to be used in the elevations and roof of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The cheeks of the two dormers to the front roofscape shall be tiled and not rendered. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development within the Conservation Area.

4. No additional windows or doors shall be inserted into the side (North East) elevation at any time without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that privacy to the neighbouring property is not adversely affected.

5. Notwithstanding the submitted plans a minimum of three parking spaces shall be provided with the site. The inner garage space is too shallow to be able accommodate an average size motor vehicle and therefore at least two external spaces shall be laid out, surfaced in bound porous materials and be available for use before the extension hereby approved is brought into use. The car parking and manoeuvring areas shall thereafter at all times remain unobstructed and available for use for car parking purposes.

Reason: To ensure adequate off-street car parking provision is provided within the site.

6. During the construction period wheel washing facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

7. Prior to the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- 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 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.

Application Ref: 20/0551/HHO

Proposal: Full: Erection of extensions and roof lift to form first floor (re-submission).

At: 297 Keighley Road Colne BB8 7HE

On behalf of: Mr Andy Towler

REPORT TO COLNE AND DISTRICT COMMITTEE 5TH NOVEMBER 2020

Application Ref: 20/0625/FUL

Proposal: Full: Demolition of existing agricultural machinery store and erection of one detached bungalow.

At: Far Laithe Farm, Coal Pit Lane, Trawden.

On behalf of: Mr John Collinson

Date Registered: 29.09.2020

Expiry Date: 16.11.2020

Case Officer: Charlotte Pinch

Site Description and Proposal

This application is to be decided at committee as it has been called in by a Councillor. Since the submission of the previous planning application (20/0428/FUL) there have been no amendments to the application. As such, the same scheme is before the Council for determination. The application site is part of an existing farm complex, access from Coal Pit Lane, Colne. The site is located within the Open Countryside, 1km outside the settlement boundary of Colne. The proposal is for the demolition of an existing agricultural machinery storage building and erection of a detached bungalow with integral garage, in the same location.

Relevant Planning History

13/07/0068P

Outline: Erect agricultural workers dwelling.
Refused. 2007.

13/07/0247P

Outline: Erection of dwelling for agricultural worker (Re-Submission).
Approved with Conditions. 2007.

13/07/0593P

Reserved Matters: Erection of two storey agricultural workers dwelling with attached double garage.
Approved with Conditions. 2007.

17/0185/FUL

Full: Erection of agricultural farm building (360 Sq.m).
Approved with Conditions. 2017.

20/0428/FUL

Full: Demolition of existing agricultural machinery store and erection of one detached bungalow.
Refused. 2020.

Consultee Response

LCC Highways

The above is a re-submission of a previously refused application. Having considered the information submitted, the above proposal raises no highway concerns and does not affect any

Public Rights of Way. Therefore the Highway Development Support Section would raise no objection to the proposal on highway grounds.

United Utilities

No objections, subject to suitable drainage conditions.

PBC Environmental Health

No objections.

Public Response

None received.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) sets out the presumption in favour of sustainable development which runs through the plan.

Policy SDP2 (Spatial Development Principles) states that new development within settlement boundaries will be acceptable, unless it is an exception outlined in the Framework or elsewhere in the LPP1.

Policy LIV1 (Housing Provision and Delivery) sets out the housing requirement for Pendle, on allocated sites within settlements.

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) 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 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and 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 siting and design should be in scale and harmony with its surroundings.

Policy ENV4 (Promoting Sustainable Travel) deals with strategic and local transport networks. Proposals should minimise the need to travel by ensuring they are developed in appropriate locations.

Replacement Pendle Local Plan

Policy 16 'Landscaping in New Development' requires all development proposals to include a scheme of landscaping sympathetic to the site's character and vicinity.

Policy 31 'Parking' supports car parking in new developments in line with the Maximum Car and Cycle Parking Standards. All new parking provisions should be in line with these standards unless this would compromise highway safety.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Paragraph 79 of the Framework details that planning decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply. This includes if there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

Section 12 of the Framework relates to design and makes it clear that design is a key aspect of sustainable development. Paragraph 130 of the Framework states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Development in Open Countryside SPD.

Open Countryside Impact, Agricultural Need and Justification

The application site is located to the south of the settlement of Colne, west of Coal Pit Lane and south of Carry Bridge Farm. The settlement boundary of Colne crosses Carry Lane, adjacent to the south of Peter Birtwistle Close. The application site is 1km from the settlement boundary of Colne and is located within a rural setting in the designated Open Countryside. It is a 1.2km walk to the nearest bus stop, along a predominantly unlit and non-pavement route.

Policy SDP2 of the Pendle Local Plan Part 1: Core Strategy states that proposals for new development should be located within a settlement boundary; however development outside of a defined settlement boundary will only be permitted for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.

The application site is not located within the settlement boundary and therefore must comply with exceptions set out in the NPPF or adopted policies, to allow for residential development within the Open Countryside.

Therefore, Policy LIV1 of the Pendle Local Plan Part 1: Core Strategy is relevant, which deals with Housing Provision and Delivery. It states that to encourage significant and early delivery of the housing requirement, proposals for new housing development will be supported where they accord with other policies of the Core Strategy. Until such time that the Council adopts the Pendle Local Plan Part 2, sustainable sites outside but close to a Settlement Boundary, which make a positive contribution to the five year supply of housing land.

The proposed application site would be located within the Open Countryside, outside the settlement boundary of Colne. The site is over 1km from the settlement boundary, which is a considerable distance and is not close to the settlement boundary. Apart from the existing Far Laithe Farm complex there are no other dwellings within 350 metres of the site. Access to all amenities, including bus stops, would require a 1.2km walk along an unlit and unpaved road. Moreover, the site would have a limited positive contribution to the five year supply of housing land, as it would only provide one additional private dwelling. Therefore, this is not a sustainable location for development outside of the settlement boundary and therefore would be clearly contrary to Policy LIV1.

As the site is distant from any recognisable village, hamlet or other form of settlement, Paragraph 79 of the NPPF applies. This states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage assets;
- c) The development would re-use redundant or disused buildings and enhance its immediate setting;
- d) The development would involve the subdivision of an existing residential dwelling; or
- e) The design is of exceptional quality in that it;
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

A planning statement has been submitted as part of this application which details that the farm is currently run by the applicant and his son, both of which have separate residential dwellings on the farm. The applicant wishes to live in the proposed bungalow, leaving his existing two storey dwelling on the farm vacant for an agricultural worker.

No details or justification have been provided regarding the background or functioning of the farm now and in the future, if there is a need for a third member of staff to run the farm or why the applicants existing dwelling is no longer appropriate.

As a result, it has not been satisfactorily justified that there is an essential need for a rural worker or for an additional residential dwelling on the farm.

Secondly, the application site is not within a Conservation Area nor includes a listed building, therefore it would not be beneficial in securing the future of a heritage asset.

Moreover, the proposal is for the demolition of an existing agricultural machinery building as the planning statement details that the structural integrity of the existing building is in doubt. Therefore, it would not re-use a redundant or disused building, nor would it involve the subdivision of an existing residential dwelling.

Finally, the proposed dwelling comprises of a single storey detached bungalow, with integral garage. It has a simple dual pitched roof and would be constructed of natural stone, natural blue slates and UPVC fenestration. This design is simple and traditional, not of exceptional quality, innovative design or significantly enhance the immediate setting.

Therefore, it is clear that this proposal does not meet any of the circumstances to allow for residential development within this isolated open countryside location, as a result it would be contrary to Paragraph 79 of the NPPF.

Residential Amenity

The proposed dwelling would be sited within the existing farm complex, which is all within the same ownership. The nearest dwelling is within 20m of the site, however this is part of the same farm.

Beyond this, the closest dwellings at Pike Laithe Farm, over 350m to the north west.

As a result, given the substantial separation distance, and intervening buildings, the proposed development would not result in unacceptable impacts on neighbouring occupier's amenity.

Design and Landscape Impact

The proposed dwelling is set within an existing cluster of farm buildings and dwellings, which it would be viewed against. The application site is located on a plateau, which can be viewed in glimpses from Coal Pit Lane. The site is surrounded by a number of trees and intervening buildings.

The proposed dwelling would be predominantly single storey in height, extending to 1.5 storeys on the north western elevation due to a change in land levels. At its highest point the proposed dwelling would be the same height as the existing agricultural building it proposes to replace. As a result, taking into account its siting on the footprint of the existing building and identical height, the proposed dwelling would not result in any unacceptable landscape impacts over and above the existing situation.

The dwelling is of a simple design, whilst not inspiring, it would not appear detrimentally at odds in comparison to the existing surrounding buildings. It would not result in an overly bulky appearance, appropriate for the size of the curtilage proposed.

The dwelling would be constructed of natural stone, natural blue slate roof and UPVC windows and doors. Further details of window designs and materials can be controlled by an appropriate condition.

Highways and Access

The proposed dwelling is to replace an existing agricultural building, which is part of an existing farm complex. The dwelling would be accessed from an existing track off Coal Pit Lane.

The dwelling is to comprise of an integral garage, which will provide one parking space, in addition to an external parking space to the front of the dwelling. This is adequate provision in accordance with Policy 31.

Therefore, no objections are raised on highway safety grounds in relation to the proposed access and parking.

Ecology

A Preliminary Bat Roost Assessment report has been submitted. It concluded that the building is considered to be of negligible potential for roosting bats and that no further survey work is deemed appropriate.

RECOMMENDATION: Refuse

The proposed development is located within open countryside, outside the settlement boundary of Colne. This is an isolated location in which residential development would not relate well to the surrounding countryside and therefore have an adverse impact on the character of the area. As such the proposed development is contrary to Policy SDP2, LIV1 and ENV4 of the Pendle Local Plan Part 1: Core Strategy and Paragraph 79 of the National Planning Policy Framework.

Application Ref: 20/0625/FUL

Proposal: Full: Demolition of existing agricultural machinery store and erection of one detached bungalow.

At: Far Laithe Farm, Coal Pit Lane, Trawden.

On behalf of: Mr John Collinson

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 21st October 2020