

Colne and District Committee Update Report 4th March 2021

20/0485/REM – Land to the North West of Laneshawbridge Methodist Church Keighley Road, Laneshawbridge

Additional Comments have been received from LCC Highways regarding the amended plans requesting amendments to the scheme.

Amended plans have been received which widen the driveway of plot 5 to address the comments from LCC and also now show the existing rear extensions to the properties on Keighley Road. The 2m close boarded fence to rear of no.'s along the boundary of the cottages on Keighley Road has now been extended across part of the rear of No. 4 to provide some screening, however, this in itself would impact on the rear ground floor windows and would not be sufficient to screen the first floor windows resulting in impact on privacy from the first floor windows of plot 8 due to the higher floor levels of the new properties.

The agent has stated that the developer could erect a 40m long 2m fence under permitted development and whilst this is the case they have not done so but seek permission for a partial 2m fence as part of this application. As discussed in the report the proposed single garage to plot 10 and the 2m close boarded fence would in themselves impact on the amenity of no.'s 1, 2, 3 and now 4 Keighley Road and therefore are not acceptable.

In any event permitted development rights can be removed by an appropriate condition if they would result in an unacceptable development as is the case here.

The landscaping scheme has not been amended as requested.

On additional comment received on the amended plans stating that:

- Permission was refused in 1993 for 5 houses and now considering 10?
- Keighley Road is a major route to Yorkshire and the volume of traffic has increased dramatically;
- No allowance for visitor parking;
- LLFA should look at the flooding issues; and
- The site layout plan proposed is inaccurate and is drawn in such a way to deceive or at best exaggerate the space and distances involved.

This application is still recommended for Refusal on the grounds listed below.

1. The proposed development would result in an unacceptable layout in terms of distances between front and rear elevation of existing and proposed properties due to the difference in land levels and proximity of plots 8, 9 and 10 with the rear elevations of 1, 2, 3 and 4 Keighley Road. The proposed siting the detached garage on plot 10 and the 2m close boarded fence within 1m of the rear boundary of no.'s 1, 2, 3 and 4 Keighley Road would result in unacceptable impacts on these properties to the detriment of amenity and therefore would not be in accordance with policies ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy 2011 -2030.

2. The proposed development would result in a cramped layout due to the limited depth of rear gardens, particularly to the northern side of the proposed housing development and in particular plots 6, 7 and 8 which have rear gardens of only 4m depth. The application therefore would not be in accordance with policies ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy 2011 -2030.