



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

TO: POLICY AND RESOURCES COMMITTEE

DATE: 20th JANUARY, 2022

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO POLICY AND RESOURCES COMMITTEE 20 JANUARY 2022

Application Ref: 21/0756/HHO
Proposal: Full: Erection of dormers to the front and rear roofslopes.
At: 59 Hargreaves Street, Nelson
On behalf of: Mohammad Asghar
Date Registered: 16/11/2021
Expiry Date: 11/01/2022
Case Officer: Alex Cameron

This application has been referred to Policy & Resources Committee because Nelson, Brierfield & Reedley Committee's resolution to approve the application would represent a significant departure from policy.

Site Description and Proposal

The site is a mid-terrace residential property located within the settlement boundary of Nelson surrounded by similar properties. The site lies within the Whitefield Conservation Area.

The proposed development is the erection of dormer windows to the front and rear roof slopes. The proposed dormer windows would be flat felt roofed with grey upvc cladding, white upvc windows.

Relevant Planning History

13/07/0261P Full: Erect single storey extension to rear. Approved.

Consultee Response

LCC Highways - No objection.

Nelson Town Council

Public Response

Site and press notices posted and nearest neighbours notified. No response.

Officer Comments

The main issues for consideration are compliance with policy, impact on the conservation area, design and materials.

Policy

Policy ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Design Principles SPD and Conservation Area Design and Development Guidance support both these policies SPD.

The Design Principles SPD states that the roof is an important element of a building's design and unsympathetic extensions can have a negative impact. It sets out several criteria that dormers should adhere to. Dormers should not be so large as to dominate the roof slope resulting in a property which looks unbalanced. Roof alterations should be minor and sympathetic to the original design of the building.

The Conservation Area Design and Development Guidance SPD also contains guidance on development. It emphasises a need to retain historic elements, specifically identifying Whitefield as an area where original dormer windows exist. It states that new dormers should always be sympathetic to the building.

Design and impact of the Conservation Area

The property is located within the Whitefield Conservation Area, Local Authorities have a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve and enhance the appearance and character of Conservation Areas.

Part of the significance of the conservation area derives from the distinctive and consistent blue slate roof slopes of the terraces. Dormer windows are not a characteristic feature of this terraced block or the Conservation Area.

The proposal is to create large flat boxed dormers to the front and rear of the building. The dormers are overly large with a poor design in the context of the vertical nature of this Victorian terrace house.

The dormer proposed to the front elevation would be clearly at odds with, and detract from the design and clean lines of the front of the terraced row. Furthermore, the proposed dormers also include the use of inappropriate upvc cladding.

The proposal would fail to preserve or enhance the character or appearance of the conservation area, as required by S72 of the 1990 Act. Though the harm caused to the significance of the Conservation Area would be less than substantial, this would not be justified by any public benefit, as required by para 202 of the National Planning Policy Framework and the proposal would also conflict with guidance in the Conservation Area Design and Development Guidance SPD paras 4.19-4.20.

This proposal therefore fails to accord with policies ENV1 and ENV2, the Conservation Area Design and Development Guidance SPD and the Design Principles SPD.

Residential amenity

The site is located within a typical terrace layout, with many properties having facing primary windows. The introduction of this development would not have an unacceptable impact on adjacent neighbours in terms of privacy.

Highways

The proposed development would increase the number of bedrooms from three to four. Taking into account that the property is in a sustainable location within walking distance of public transport and the area is characterised by properties without off-street parking, the proposed increase in bedrooms would not result in an unacceptable on street parking or highway safety impact.

Summary

The proposed development would introduce a poorly designed front dormer window and front and rear dormer windows clad in materials which are not characteristic of the area and which would harm the appearance of the conservation area. The proposed development thereby fails to accord with Policies ENV1 and ENV2 of the Replacement Pendle Local Plan and also the guidance contained within the Design Principles and Conservation Area Design and Development Guidance SPD's.

The proposed development would not preserve or enhance the character and appearance of the conservation area and therefore should be refused.

RECOMMENDATION: Refuse

For the following reasons:

1. The proposed dormer windows would lead to a considerable reduction in the design quality of the area to the detriment of the character and appearance of the Whitefield Conservation Area, this would result in less than substantial harm to the significance of the Conservation Area which would not be outweighed by public benefits, contrary to paragraph 202 of the National Planning Policy Framework, policies ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy and guidance of the Conservation Area Design and Development Guidance SPD.