



REPORT OF: ASSISTANT DIRECTOR, PLANNING, BUILDING CONTROL AND REGULATORY SERVICES

TO: DEVELOPMENT MANAGEMENT COMMITTEE

DATES: 23RD MAY 2023

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

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 23RD MAY 2023

Application Ref: 23/0170/HHO

Proposal: Full: Loft conversion to provide 2 no bedrooms and a shower room including the erection of a dormer to front and rear.

At 62 Carr road, Nelson.

On behalf of: Mr Akhtar Ali.

Date Registered: 21/03/2023

Expiry Date: 16/05/2022

Case Officer: Joanne Naylor

The size and scale of the dormer is a significant departure from policy ENV2 and the application therefore falls to be considered at Development Management Committee.

Site Description and Proposal

The application site is an end-terrace house located within the settlement boundary of Nelson and within the Whitefield Conservation Area. The existing house has natural stone walls with a pitched natural slate roof. The windows and doors are painted timber.

The proposed development would convert the loft to provide two bedrooms and a shower room through erecting a front dormer with a pitched roof and a rear dormer with a flat roof.

Relevant Planning History

22/0345/HHO: Full: Single storey extension to Rear. Approved with Conditions (19/10/2022).

Consultee Response

LCC Highways

LCC have no objections regarding the proposed development at the above location, subject to the following comments being noted, and condition being applied to any formal planning approval granted.

Given the development site's location within a residential area, also close to Whitefield Infant School, Morrisons Supermarket, and Nelson Health Centre, we recommend that a condition is applied restricting the times of deliveries to ensure there is no conflict with

traffic, both vehicular and pedestrian, at peak times entering/leaving Clayton St and on the surrounding highway network.

Condition

1. Deliveries to the approved development shall only be accepted between the hours of 9.30am and 2.30pm, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety

Parish/Town Council

No comment.

Public Response

A press notice and site notice have been posted and the nearest neighbours have been notified by letter, no responses received.

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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 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.

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

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. The Design

Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Paragraph 202 of the NPPF 2021 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Conservation Area Design and Development Guidance Supplementary Planning Document seeks to ensure that development within or adjacent to conservation areas preserves and enhances its character.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Conservation Area Appraisal: Whitefield Nelson 2005.

Officer Comments

The main considerations for this application are the heritage and materials and amenity.

Design and Materials

The Design Principles SPD advise that dormers should be in keeping with the dwelling and should not dominate the roof slope which could result in a property being unbalanced. The Design Principles SPD also advises that front dormers will not normally be acceptable unless they are a feature of other similar houses in the locality and where 25% of the properties have front dormers. To this row there is one dwelling house with a front dormer at 56 Carr Road, front dormers are not a feature in this locality, the roof scape has largely been retained in its original form which creates a harmonious and uniform character and appearance to the front roof slope.

The Design Principles states that dormers should be set below the ridgeline by 0.2m, set back from the front wall by 1m minimum, and set in by 0.5m from either side so as to avoid an overbearing effect on the street scene and adjoining properties. The proposed front dormer would be set in from the sides by 1m and 0.9m, set back from the front elevation by 0.5m, and it would be 0.17m below the ridgeline which is marginally less than the Design Principles advise. The proposed front dormer would have a slate pitched roof and walls and hanging slate to the walls and cheeks.

The proposed rear dormer would be set in from the rear elevation by 0.5m, set in from the side by 0.8m and 0.18m and set down from the ridgeline by circa 0.12m. The proposed rear dormer would create an overbearing effect to the adjoining property due to the scale and mass of the rear dormer.

In this area, front dormers are not characteristic to the area, the proposed front dormer would not respect the simple and unaltered roofscape of Carr Road, it would be incongruous and out of keeping with its surroundings. The proposal would have a

negative impact on the visual appearance of the dwelling house and would disrupt the uniformity and visual harmony of the roofscene and street scene.

The proposed front dormer would cause unacceptable harm to the character and visual amenity of the area contrary to Policy ENV2 and the Design Principles SPD.

Amenity

The proposed front dormer would have a window facing the properties opposite, there are habitable room windows to these properties, the distance between is circa 17m across a highway, there is already an existing relationship of habitable room windows facing each other, the proposed dormer window does not result in an unacceptable impact over and above that currently existing. The proposed rear dormer would have a window facing towards the rear elevation of the property opposite which has habitable room windows to the rear, there is already an existing relationship here of windows in one property facing windows of the property opposite, the proposed rear dormer windows would have the same impact as existing. The proposed development would have no unacceptable reduction in privacy or other residential amenity impact. The proposed dormers would be acceptable in terms of residential amenity.

The proposed development would have no unacceptable residential amenity impact and would comply with Policy ENV2 and the Design Principles SPD.

Impact on Whitefield Conservation Area

The proposed site is within the Whitefield Conservation Area. The character appraisal of Whitefield Conservation Area notes the cumulative significance of the terraced housing and its positive contribution to the character of the conservation area and to the townscape.

The Conservation Area Design and Development Guidance SPD advises that alterations and extensions should not adversely affect the character or appearance of a building or conservation area, that inappropriate changes to the original roof structure, shape, pitch, cladding and ornament will have a detrimental impact on the character of the building and therefore conservation area and that new dormer windows are not normally acceptable unless they are appropriate to the age and style of the building and surrounding architecture. It advises that new dormers on older buildings should be out of public view and to the rear elevation, that the design be sympathetic to the building in position, scale, design and materials.

The existing front dormer would be acceptable for the Conservation Area SPD, however, the proposed front dormer would change the original roof structure and its shape, the dormer would project outwards to the front elevation and disrupt the line of the roofscape on the terrace. The scale of the proposed front dormer would be disproportionate and incongruous, and would result in the dormer being visually obtrusive and clearly visible to the public view. The design would not be sympathetic to

the dwellinghouse or the terrace. From Carr Road the proposed front dormer would be clearly visible. The proposal would be prominent in the roof scape and the streetscene, it would be visually obtrusive and disrupt the uniformity and visual harmony.

The proposed front dormer would cause unacceptable harm to the character and visual amenity of the area and would have an impact on the conservation area. That would be due to the proposal being out of scale and character with the properties in the row and would present as a large and alien feature due to its scale and poor design relationship with the existing building. The development would harm the conservation area.

The public benefits would be that of providing work and employment for those constructing the front dormer. The scale of the scheme would mean that these benefits are small and this would have to be weighed against the less than substantial harm to the conservation area. The public benefits here would not outweigh the harm.

The proposal would have a detrimental impact on the conservation area and would be contrary to Policy ENV1, Policy ENV2.

RECOMMENDATION: Refuse

1. The proposed front dormer would be an unsympathetic and unacceptable addition to the traditional terraced dwelling. It would have a detrimental impact on the character and appearance of the conservation area which is a designated heritage asset. Whilst that impact would be less than substantial it would not be outweighed by any public benefits. The development would thus be contrary to policy ENV2 of the adopted Pendle Local Plan – Core Strategy and to paragraph 202 of the National Planning Policy Framework and to the Conservation Area Design and Development Guidance SPD.

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