

Nelson, Brierfield and Reedley Committee Planning Update Report – 4th December, 2023

22/0614/HHO Edge End Hall, Edge Lane, Nelson

Design and Heritage

The applicant has submitted amended plans for the rear dormers. The proposal would have three dormers with pitched roofs of natural slate tiles, it would have glazing to the front elevation of the proposed dormers with the frames being slim profile powder coated aluminium framed window and lead coloured zinc cladding to the walls. The pitched roof design of the dormers would reflect a similar pitched roof already existing on the rear elevation. Although the proposed materials of aluminium frame and zinc cladding are of a more modern design, the Design Principles advise that materials should match the existing but other materials such as timber, metal, and glass may be appropriate as a high quality, contemporary design, the proposal would be read as an addition to the older building but would have a traditional form with traditional materials and modern materials, this would reflect a modern and traditional form of development. The application site is a large, detached property with a substantial roof area, the proposed dormer would not dominate the roof slope.

The Conservation Area SPD also acknowledges that new dormers to the rear roof slope could be acceptable as long as they are out of public view and to be sympathetic to the building in terms of position, scale, design and materials. There are footpaths to the west side of the site where the proposed side elevation would be visible, and a footpath to the rear of the application site which would view the rear elevation of the property, from these footpaths the proposed dormer would be clearly visible, the amended plans show that the proposed rear dormer would have three pitched roofs which reflects the design of a pitched gable roof on the rear elevation. The proposed design is more in keeping with the traditional form of pitched roofs on this building, in comparison to the proposed flat roof of the dormer previously submitted. The proposed dormer would still be visible from the footpaths, however the design is more sympathetic with the natural slate roof tiles being more in keeping with the traditional building form.

The nearest listed building is Edge End House which is Grade II listed which is set away from the application site by circa 20m, and there is a high wall boundary treatment which would screen Edge End Hall, the proposed dormer would be to the rear elevation of the site and would not be visible from Edge End House, therefore the proposed dormer would not impact on the setting of the listed building.

The application site is located within the Edge End Conservation Area, a heritage statement was submitted addressing the significance of the heritage asset.

Paragraph 202 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum use value. The application site is a detached property, with Edge End Farm and the row of four terraced cottages (1-7 Edge End Lane) making a positive contribution to the character and appearance of Edge End

Conservation Area, with Edge End House being Grade II Listed. Edge End Hall is a dominant building due to its size with several outbuildings and glasshouses, however the high boundary wall surrounding the application site screens the site, and the building is not listed.

The proposed rear dormer would be located to the rear elevation and is only visible from the footpath to the rear and from the side elevation on Edge End Lane, the form of the proposed rear dormer reflects the existing pitched roof on the rear elevation, and would have slate tiles to the pitched roofs and more modern materials to the window frames and walls of aluminium and zinc cladding, the design and material reflect a traditional design with more modern materials which would be viewed as contemporary and clearly identify the proposed dormer as a new addition which is sympathetic to the existing building.

When considering the potential impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation, where a development would lead to less than substantial harm of a designated heritage asset, this harm should be weighed against the public benefits and where appropriate securing its optimum viable use. As such, the impact of the proposed development upon the heritage asset would be less than substantial harm, the harm must be balanced against any public benefit in accordance with paragraph 202 of the Framework. The public benefits would be that of providing work and employment for those constructing the rear dormer. The proposed development would not harm the character of the Conservation Area and the proposed materials and design are acceptable.

The proposed development accords with Policy ENV1 and Policy ENV2 of the Pendle Local Plan: Part 1 Core Strategy, the Design Principles SPD, the Conservation Area Design & Development Guidance SPD, and Paragraph 202 of the Framework.

Residential Amenity

The proposed dormers would be set in from the side elevation by 0.5m, it would be set below the ridgeline by circa 0.2m, and it would not be set back from the rear elevation by 1m. However, as the application site is a detached property nearby neighbours set away a sufficient distance to ensure no overlooking or loss of privacy to neighbouring properties, therefore, the proposed dormer would not result in an unacceptable impact to the residential amenity of neighbouring properties.

The proposal would be acceptable in terms residential amenity and would comply with Policy ENV2 of the Pendle Local Plan: Part 1 Core Strategy, the Design Principles SPD.

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 housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the

Framework, subject to compliance with planning conditions. 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: Site Location, Block Plan and Existing Plans LU259 – P02, Proposed Plan LU259-P04 A, Proposed Elevations LU259 – P05 A.

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

3. The external materials used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

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.

23/0522/HHO 60 Rakes House Road, Nelson

Following the publication of the Committee report, the applicant has not submitted amended plans, as such the recommendation is unchanged.