

UPDATE REPORT FOR DEVELOPMENT MANAGEMENT COMMITTEE ON THE 20TH MARCH 2024

23/0491/HHO: 29 Romney Street, Nelson

Following the publication of the committee report, the applicant has submitted amended plans.

The plans submitted have made some changes to the proposed two storey rear extension, here the difference is that the amended plans have increased the gap from 300mm from No.27 Romney Street to a gap of 630mm. This is a marginal alteration. It slightly reduces the impact but only marginally and does not affect the recommendation which is that the application will still have a deleterious impact on design and upon the living environment of the occupants of the neighboring property.

RECOMMENDATION: Refuse

1. The proposed rear extension would appear as overbearing due to the height and length of the proposal and its proximity to the party boundary and would result in overshadowing and obstructing the outlook of the adjoining dwelling house at No. 27 Romney Street, Nelson, the height and length of the proposed development would have a detrimental impact on the occupants residential amenity. The proposed development would not conform with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy and the Design Principles Supplementary Planning Document.
2. The proposed balcony on the front elevation would view towards the habitable room windows of the bungalows opposite and to the front bedroom window of No. 27 Romney Street, this would result in overlooking and loss of privacy to the occupants of 27, 86, 88, 90 and 92 Romney Street, Nelson and would have a detrimental impact on the occupants residential amenity. The development would therefore be poor design and fail to accord with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy, the adopted Design Principles Supplementary Planning Document and Paragraph 134 of the National Planning Policy Framework.