

**Development Management  
Update Report**

**17/9/2024**

**24/0495/HHO Full: Erection of a rear dormer 119 Clayton Street, Nelson**

**Further Objections Received on the Following Points**

- Case officer change from the recommendation on the first application
- Councillors debated non-material considerations
- Comments about there being no relationship with industrial buildings
- The area is worth being preserved due to its relationship with the UPVC manufacturing facility, ATC Hut and the Council car park
- Why are the rear and side elevation no longer deemed significant to the CA.
- Refers to the principles in the Conservation SPD

**Officer Comments**

A previous application 24/0267/HHO was refused by Committee with the minute and reason confirming that the sole reason was due to the impact the front dormer had on the conservation area and building. The current application differs from the previous one principally as the main roadside dormer has been omitted from the scheme. The dormer facing the back street has altered slightly in that there is a shallow pitch to the roof. Otherwise the rear elevation is as per application 24/0267/HHO.

The Council makes planning decisions which officers must have regard to when further application are submitted. The change in the officer report was a reflection of the parameters of the previous decision which had to be taken into account when considering the current application. Hence the change in recommendation to reflect the position the Council had reached in the decision on 24/0267/HHO.