

**REPORT FROM: ASSISTANT DIRECTOR PLANNING, BUILDING CONTROL
AND REGULATORY SERVICES ASSISTANT DIRECTOR**

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 2ND JULY 2025

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO WEST BARROWFORD COMMITTEE ON 2ND OF JULY 2025

Application Ref: 25/0220/HHO

Proposal: Full: Demolition of existing detached garage, single storey rear extension, lean to front porch, two-storey front extension and the erection of a two-storey front extension, extension to form bay window at ground floor, two storey side extension to front and rear incorporating garage; single storey rear extension.

At 6 Sandy Hall Lane, Barrowford, Lancashire

On behalf of: Mr Neil Hart

Date Registered: 31.03.2025

Expiry Date: 26.05.2025

Case Officer: Athira Pushpagaran

This application has been called to committee by the Chair.

Site Description and Proposal

The application site is a detached dwelling house situated outside the settlement boundary of Barrowford, within the open countryside and green belt land. It also falls within the Carr Hall/Wheatley Lane Road Conservation Area. The main access is from Sandy Hall Lane.

The existing building is a pitched roof two storey building with a bay window on the ground and first floors forming a pitched gable element to the front elevation. There is a lean-to porch to the side of this bay window in line with it. The site slopes up from the entrance from Sandy Hall Lane with a slanted driveway leading up to a detached garage next to the main building. The dwelling has an existing pitched roof single storey extension to the rear and gardens to the rear and front. The front garden is surrounded by mature trees some of which are protected by TPOs.

The proposed development is the demolition of existing detached garage, single storey rear extension, lean to front porch, two-storey front extension and the erection of a two-storey front extension, extension to form bay window at ground floor, two storey side extension, single storey rear extension and extension of the driveway.

Relevant Planning History

No relevant planning history.

Consultee Response

Highways

The proposal will result in 4 bedrooms being retained and a new integral garage.

Access

Sandy Hall Lane (X2935) is a privately maintained road. There is an existing access at the dwelling which will remain unchanged.

Parking

There is a new integral garage measuring 4.1m x 6.1m which will provide parking for a single vehicle and cycle storage. The driveway will provide parking for 3 vehicles. This is considered sufficient to accommodate the parking at the dwelling.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Parish/Town Council

Concerns over Impact on Greenbelt, With an Objection if adequate SUDS scheme is not implemented: The proposed demolition of existing extensions and replacement with larger elements including a large two storey side extension significantly increase the size and massing of the building and may affect the setting and amenity of the greenbelt from the PROW. The current building is smaller than both no.4 and no.8 and will have only a slight detrimental effect on the amenity of the Greenbelt. The main concern of the Parish Council is the significant increase in roof area and its effect on surface water runoff. The Heritage Statement states under Access that the existing driveway will be extended across the front of the dwelling to provide additional parking within the curtilage. No drawings show these works or construction method/materials. Wheatley Lane Road suffers from surface water runoff problems every time there is moderate to heavy rainfall, the potential of the increased roof size and hard surfacing could increase this problem if not addressed and mitigated by a suitable SUDS scheme. The Parish Council feel that the decision on this application should be deferred until the level and type of driveway work and drainage plan for both this work and the extensions is provided. This site sits at the highpoint of Wheatley Lane Road and any surface water running onto Sandy Hall Lane will increase the problems both on Wheatley Lane Road and Carr Hall Road. The same applies to water runoff from the rear of the building into the Greenbelt and onto Wheatley Lane Road

PBC Environmental health

Raises concerns about the potential for nuisance during the construction phase and request a condition for a construction method statement, and informative on contaminated land and burning on site.

Environment Officer Trees

Initial comments: As there are mature trees on the site and some are subject to a TPO, I will need to see some form of tree information prior to determination of the application. A tree survey and a Tree Protection Plan at the minimum.

Further comments: No Objection

Mining Remediation Authority

No response

Public Response

The nearest neighbours have been notified by letter, a site & press notice have been displayed, and one objection has been received so far raising the following concerns:

- Height of the dwelling above numbers 4 and 2
- Not in keeping with the size of the plot
- Demolition near TPO trees and conservation area
- Utilities can't support the size of the buildings

- Not in keeping with the character of the conservation area.

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 SDP2 sets out the spatial development principles for developments in Pendle. Proposals to develop outside of a defined settlement boundary (i.e. within the open countryside) will only be permitted for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.

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.

Replacement Pendle Local Plan

Saved Policy 31 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.

Para 139 of the framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

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

Supplementary Planning Guidance: Development in the Open Countryside places great importance on proportion and setting and provides guidance on the materials which would be acceptable for agricultural buildings. Developments must not be detrimental to the landscape and the materials and design must reflect traditional farm buildings.

The Conservation Area Design and Development Guidance SPD sets out that new development should use good quality and predominantly natural building materials, be well detailed, and respect local architectural detailing and styles. It provides specific guidance on development relating to agricultural building and their sensitive adaptation to other uses.

Officer Comments

The proposed development is in a residential area situated outside the settlement boundary of Barrowford, within the open countryside and green belt land.

Policy SDP2 allows proposals to develop outside of a defined settlement boundary only for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.

The NPPF identifies that Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154(c) considers that the extension or alteration of a building is not inappropriate development in greenbelt provided that it does not result in disproportionate additions over and above the size of the original building.

The initial scheme submitted was amended to reduce the extend of the extensions. The volume calculations submitted along with the proposal in its current form demonstrate that the proposed extensions would result in a total of 35% increase in volume from the original dwelling. This is acceptable as a proprtioante addition to the building. In this case the principle of the development is accpetbale in accordance with policy SDP2 of the core strategy and paragraph 154 of the NPPF. The other material considerations for this application are detailed below:

Design and Materials

The existing dwelling has brick and painted render finish on its walls, a pitched tiled roof with a live edge timber boarded gable to the front, UPVC windows and doors. The garage has a pitched roof, painted rendered walls with black timber joints.

The proposal aims to demolish the existing two-storey extension to the front and replace it with a new two storey extension. The existing front extension has a bay window element to its front, two storeys high. This bay window element would be replaced by an extension that would project the same amount as the bay window did. The extension would have a pitched roof and would have full length windows to the front. The total massing of this extension, although slightly bigger, would be sympathetic to the dwelling and would be comparable to the existing element it replaces.

The proposal also aims to demolish the existing front porch and erect a smaller porch with a canopy entrance to its side. It would have the same lean on pitched roof, as the existing porch with glazing to the front of the porch. The driveway would be extended to the front of the porch in free draining tarmac with pavers to the perimeter.

The proposal aims to demolish the detached garage to the side and erect a new attached garage to the side of the dwelling with a first floor above it. This side extension would be setback from the rest of the front elevation of the dwelling and would be less than half the width of the original house's frontage. It would extend the existing hip roof of the dwelling to the side. This element of the proposal would not have any unacceptable impact on the character of the dwelling.

All these elements of the proposal to the front and side elevations of the dwelling would not be highly prominent from the highway due to the existing setback of the dwelling from the highway and the TPO protected trees along the sites front boundary. In this case these elements of the proposal would not have any unacceptable impact on the character of the dwelling and its surroundings.

The proposal also seeks to demolish the existing single storey pitched roof rear outrigger and replace it with a lean-to extension of the same depth and circa 1.8m more width than the existing one. This extension would have 4 Velux windows on its rear roof slope. This element of the proposal would be sympathetic to the existing original outrigger and would not be visible from any public vantage points. The replacement rear extension would be acceptable.

The proposed extensions would use white K -render on walls, Marley modern tiles on the roof, and black UPVC and Aluminium doors and windows to match the existing dwelling.

Overall, the proposed development would be acceptable in terms of design in accordance with policies ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD.

Heritage Impact

The existing dwelling does not make any special contribution to the character or appearance of the Carr Hall/Wheatley Lane Road Conservation Area in which it is situated. It is well screened from public vantage points and not prominently visible from the highway. The proposed development would be sympathetic and proportionate to the existing dwelling and would have a neutral impact on the design of the building and a neutral impact on the Conservation Area.

The proposed development would be acceptable in terms of heritage impact in accordance with policy ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Conservation Area Design and Development Guidance SPD. The development would have a neutral impact on the significance of the Conservation Area and thus would not require an assessment as per paragraph 215 of the NPPF.

Residential Amenity

The proposed front extensions would have windows to the front. These would not unacceptably overlook any neighbouring properties and therefore would not result in any privacy issues.

The proposed extension to the side would not have any windows to the side and the two-storey blank elevation would be at least 12m away from the side elevations of No.14 and therefore would not have any overbearing impacts on any of its habitable room windows or its garden.

The proposed Velux windows to the rear would not result in any overlooking of neighbouring properties.

Overall, the development would not result in any overbearing impacts, unacceptable loss of light or privacy to any adjacent property

Therefore, the proposed development would be acceptable in terms of residential amenity in accordance with ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD.

Environmental Health requested a condition for a construction method statement. However, given that the proposal is for a small-scale householder development it would not be reasonable to impose such a condition.

Highways

The development raises no issues of highway safety.

Trees

There are mature trees along the front boundary of the site some of which are protected by TPOs. A root protection Plan was submitted along with the application which was accepted as acceptable by the council's tree officer. The proposal is therefore acceptable in terms of impact on trees. A condition can be added to ensure compliance with the submitted Tree Protection Plan.

Drainage

The Parish has raised concerns regarding the water drainage from the proposed extension of the drive and the additional roof space resulting from the development. A condition for a SUDs scheme would be unreasonable considering this is a householder application however a surface water drainage scheme can be secured via condition.

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 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:
 - 3/36/2025 Proposed Floor Plans, Elevation and Site Plan.
 - 4/36/2025 Proposed Roof Plan, Cross Section and Elevations
 - Location Plan

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

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, samples of all the external materials and finishes to be used on the elevations and roof shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To allow the Local Planning Authority to control the external appearance of the development in the interest of visual amenity.

4. A scheme for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The development shall thereafter be constructed and completed in accordance with the approved plans before the proposed development is occupied.

Reason: To control surface water flow disposal and prevent flooding.

5. The development hereby approved shall be carried out in strict accordance with the submitted Tree Protection Plan indexed with this application on 11th April 2025.

Reason: For the protection of trees

Informative Notes

If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed and agreed with the local planning authority.

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

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At 6 Sandy Hall Lane, Barrowford, Lancashire

On behalf of: Mr Neil Hart

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 20th June 2025