

Report Title	PLANNING APPLICATIONS
Meeting	COLNE AND DISTRICT COMMITTEE
Meeting Date	09TH OCTOBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BOULSWORTH & FOULRIDGE AND VIVARY BRIDGE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO COLNE AND DISTRICT COMMITTEE 09TH OCTOBER 2025

Application Ref: 25/0328/FUL

Proposal: Full: Erection of 3 no. holiday lodges with associated parking.

At: Land at Whitemoor View, Red Lane, Colne

On behalf of: Mr Scott Edmondson

Date Registered: 5/8/25

Expiry Date: 30/9/25

Case Officer: Neil Watson

Site Description and Proposal

The application site sits in open countryside in the green belt. It sits adjacent to an outbuilding that has planning permission to be used as a holiday cottage.

The site itself has some buildings on it arranged in a linear fashion next to a hedge. It contains two buildings that have been used for storage.

Relevant Planning History

13/15/0306P Full: Change of use of domestic workshop to dog grooming and change of use of part of agricultural field to dog agility area and installation of timber post and wire fence.

Consultee Response

Town Council: Colne Town Council has no objections to this development but would ask that sympathetic materials be used to allow the buildings to remain in keep

LCC Highways; There is limited forward visibility along the track with no passing places. Any vehicles meeting would need to reverse. Need to know if the dog agility area planning permission was implemented. If it was not then the traffic could be considered like for like.

There is adequate parking but the manoeuvring space is not big enough.

The access immediately off Red Lane should be widened.

Lancashire Fire and Rescue: Refer to compliance with the building regulations.

EH: Concern about noise nuisance during development and would seek an appropriate condition to control construction

Cadent Gas: No objection but need the developer to look after their assets

Public Response

Objections from members of the public based on the following:

- This is a popular and much enjoyed walking path and I am concerned that the development will mean this is lost to walkers
- The existing road is not suitable for the extra traffic. Multiple holiday lodges would significantly increase vehicular movements raising concerns for both drivers and pedestrians.
- Noise and disturbance is higher with holiday lets
- Litter, waste and anti-social behaviour
- Impact on the environment. The site lies across from a nature reserve which will inevitably be disturbed and which would undermine the reserve.
- Cumulative impacts will occur and this will set a precedent for other developments.
- Loss of privacy to residents.
- The access road is not maintained and not suitable for heavy vehicles or equipment.
- Noise especially if a jacuzzi is installed
- This is the third application in 5 months to build on green belt land.
- My understanding is that the C3 classification which is being sought would allow future development, which could change the holiday chalets into permanent residences
- The proposed timber-clad, flat-roofed lodges do not reflect the local vernacular of stone and slate rural buildings. This conflicts with: Pendle Local Plan Policy ENV1 (Protecting and Enhancing the Natural and Historic Environment), Policy ENV2 (Achieving Quality in Design and Conservation), and Colne Neighbourhood Plan Policy CNDP14 (Rural Identity and Character). All these policies require development to safeguard the rural character and identity of the area.
- Lack of proven tourism need.
- The application refers to the proposed lodges under the C3 use class (dwelling houses) rather than C1 (tourist accommodation). This is highly inappropriate and raises serious concerns. Potential future conversion: C3 status could allow the units to be used or sold as permanent dwellings without the scrutiny normally applied to new housing in the Green Belt. Bypassing controls: This approach risks undermining Green Belt protections and sets a dangerous precedent for similar development
- Light pollution
- Heritage setting Although the applicant argues there would be no impact, the Heritage Statement is misleading and incomplete: It relies heavily on seasonal vegetation and trees to screen the lodges, but in winter months foliage is absent, and conifers could be removed at any time. Reliance on temporary vegetation as mitigation contradicts NPPF guidance (paragraphs 194-196, 200) that heritage impact should be addressed through design and siting, not removable planting. The statement claims the lodges "replace two storage buildings" and therefore have minimal impact. In reality, three lodges with hot tubs, plus associated parking and activity, materially change the character of the site and the setting of the nearby Grade II listed property Back o' th' Edge. The cumulative impact of four units with hot tubs, noise, light, and increased traffic has not been properly assessed, meaning the claim of "no harm" is not credible
- The applicant has quoted Paragraph 154 of the NPPF regarding limited infilling. This is not a case of infilling. Section C and D of the NPPF also states: 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; Other than in the case of development on previously developed

land or grey belt land, where development is not inappropriate. (d) the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces. This is not the case as the proposed building is not for the same use. The development is larger than the applicant states. Paragraph 155 of the NPPF states that should not be regarded as inappropriate where the following apply: b) There is a demonstratable unmet need for the type of development proposed. There is no evidence of this requirement being established. Drainage The drainage for the additional 3 new holiday lodges drains into current existing treatment plant. Does this treatment plant meet the new regulations of 2020? No reference is made to this requirement and change of law. Also, there will be new discharge going into the treatment plant which doesn't meet the October 2023 regulation. Contribution to Local Tourism Policy WRK5 3 states that it doesn't result in a significant increase in car usage and public transport routes are readily accessible. This is not the case as the application states they require an additional 8 car parking spaces increasing the number of car parking places to 12. The nearest bus stops are on Skipton Road and Birtwistle Ave which are not nearby but over $\frac{3}{4}$ of a mile away. The Local Plan in accordance with the NPPF Paragraph (b) states the development and diversification of agricultural or land-based businesses. However, on the planning application the applicant has ticked that under the Ownership Certificate question. Is any of the land to which the application relates to agricultural holding the applicant has ticked no. Therefore, the applicants statement is irrelevant. The application is for 3 additional holiday lodges and states that in the applicant's experience there is a need for one bedroom holiday accommodation. However, there is no supporting evidence and again no need for a C3 classification.

- The sight lines at the bottom of the road are not as stated in the application. There is a severe bend in the road and, therefore, no site line is available at all on this section of the road. This road is also a public footpath (154 Colne) and is narrow all the way up the road.
- The lodges will have a visual landscape change to the local community in Foulridge. There has been no impact assessment made as the lodges will be visible from across the other side of the Lake.
- I am worried that there is the absence of a 30 year habitat management and monitoring plan, which is an important part of the statutory 'BNG framework'. Without such a plan, there is no assurance that any biodiversity gains will be sustained or verified over the required period

One comment has been received not objecting but raising some issues.

- The provision of well designed units will bring visitors to the area and contribute to the economy.
- If approved conditions should be placed on it restricting the use to holiday use.
- Endorse the comments from highway and the fire and rescue service about the width of the access, turning facilities etc.
- Concern about impact on water supplies to the area. Water pressure has been an issue for years. It appeared to get worse following the construction of the Towler Drive development.
- The lodges have a modern look that just doesn't fit in with the area. Most buildings around here are traditional stone with slate roofs, which is part of what gives this place its rural character.

Relevant Planning Policy

The determination of a Permission in Principle needs is required to be considered set against the development plan.

Development Plan

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.

Policy LIV1 indicates that until a part 2 Local Plan is adopted sustainable sites adjacent to a settlement that make a positive contribution to the supply of housing land will be supported.

National Planning Policy Framework (“NPPF”)

110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

154. 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.

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed ;
- c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework] [57](#) ; and
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.

156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review [58](#) , or on sites in the Green Belt subject to a planning application [59](#) , the following contributions (‘Golden Rules’) should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
- b. necessary improvements to local or national infrastructure; and
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50% [60](#) . In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

158. A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.

The Glossary to the NPPF defines grey belt as:

For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not

strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Officer Comments

Principle of Development

The application is submitted to provide tourist accommodation. The site lies outside of the settlement of Colne but in close proximity to it. Notwithstanding the issue of green belt which will be considered below, the location of the site is one that is appropriate for a tourist facility. Comments have been made as to whether there is a need for such a facility. That is not a planning matter and should not be taken on board in determining the application.

Landscape and Visual Impact and Design

The site sits in an area of open countryside and is visually part of a linear form of development when seen from the north. There are already buildings on the site and to the immediate east there is a converted building beyond which, on higher land, there is a larger more prominent dwelling.

The buildings themselves are modest in scale and would sit well in the landscape being below the skyline and within a visual group of other buildings.

The site is isolated. The visual impact of the poor quality buildings on site would be replaced by obviously modern new structures. They would lie adjacent to a converted building which is in turn modern in design. The low height and simple nature of the buildings would not jar against any other building form and would be an appropriate design for the location. This is enhanced by the tree screening to the rear which effectively masked the units from view other than from the east to north.

There are no residential properties affected by the holiday units and there would thus be no loss of privacy.

There would be light associated with the units but this would be no different to normal dwellings. This is not an area where there is a requirement to have no new light sources and there is no objection to three units in terms of light impacts.

Heritage Assets

The site is not in a conservation area. There is a listed building to the south east which lies beyond two other buildings. The application site is not in the setting of the listed building and the heritage asset would not in any way be affected by the development.

Hb Stones lies 335m to the north east of the site and there are 2 listed structures there. The distance, topography and intervening landscape are such that the listed buildings and their setting would not be affected in any way by the development. There are no heritage issues arising out of the scheme.

Highway Impacts

The access is not to an acceptable standard as it has restricted forward visibility. Planning permission was however granted for a dog exercise area that has been implemented which is located to the north west of the application site. That is not currently operating but a lawful start was made to that and the use can continue lawfully at any point. LCC indicate that if this use were to cease the holiday cottages would not result in a more intense use of the access over and above that use. I concur with that. The access is substandard but were the dog exercise use to be lawfully prevented from happening then the application would not result in a discernibly different amount of use than the lawfully established use could generate.

The applicant has confirmed that a condition preventing the use of the dog exercise area would be acceptable to lawfully prevent that use running alongside of the holiday cottages.

Amended plans have been received which alter the internal parking and turning arrangements which are now acceptable.

Impact on the Green Belt

The site is located within the Green Belt. The NPPF presumes against inappropriate development in the Green Belt unless very special circumstances exist.

The NPPF is clear that inappropriate development is inherently harmful to the Green Belt and should not be approved unless very special circumstances exist to outweigh this harm. The first issue is to establish whether any of the exceptions in the Framework apply to this development which is for new housing.

Para 154 sets out exceptions that are not harmful to green belt land. The applicant has confirmed that the buildings on the site have been used for general storage. As such they are not agricultural and so the site is classified as being previously developed. Criteria g of paragraph 154 of the NPPF indicates that development on a previously developed site that would not cause substantial harm to the openness of the green belt would not be inappropriate development.

The proposal is to replace modest buildings with three in turn modest flat roofed holiday units. They would occupy a slightly larger footprint to the existing buildings but would be similar in height. Whilst they would be larger and provide additional harm to the openness of the green belt than the existing buildings this would be a marginal increase and would be well below the threshold of substantially harming the green belt. As such the development would comply with 154 (g) of the NPPF in terms of impact on the green belt.

Ecology

A preliminary ecological appraisal has been submitted with the application. A site survey was undertaken with that in July 2025. No ecological significant species were found on site and there is nothing in the evidence that the development of the site would lead to an unacceptable impact on ecology on the site.

Concerns have been raised about wider ecological impacts. The site has been previously developed and although it would be used at night by visitors there is no evidence that other than on-site impacts there would be any impact on wildlife or ecology in the wider area.

The development is the subject of Biodiversity Net Gain requirements. The law requires that to be dealt with by an BNG condition with the net gain plan to be agreed through a discharge of condition application should planning permission be granted.

Drainage

The site is in flood zone 1 which means it is not in a flood risk area. There is a package treatment plant for foul effluent disposal and a suitable condition can require details of a surface water disposal system to be installed.

Noise and Disturbance

Residential units, including holiday lets, are not noise generating uses. The site sits isolated from other properties except that owned by the applicant. There are no objections to the scheme in terms of potential noise impacts. There is no evidence that holiday cottages lead to litter in an area or to anti-social behaviour

Other Considerations

- The condition of the track is a private matter.
- The number of applications submitted on a site is not a material planning considerations.
- Holiday units are residential units in Use Class C3. Use class C1 is hotels, boarding or guest house. The use class is correctly described in the application.
- Whether there is or is not tourism need is not a material consideration.
- The application will be determined on its planning merits. If it is policy compliant and approved it will not set a precedent.

Recommendation: Approve

- 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: 1567-01 B, 1567-02C, 1567-03C, 1567-04.

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

3. No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the holiday units hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure the materials are acceptable in the locality.

- 4 The holiday units hereby approved shall only be used for holiday letting only and shall not be used as permanent residential accommodation.

Reason: The layout and location are such that independent use would be contrary to the provisions of the adopted Pendle Local Plan.

- 5 No external lighting shall be installed unless in strict accordance with details to have been provided and approved in writing by the Local Planning Authority.

Reason: To prevent light pollution in the locality.

- 6 None of the units shall be occupied unless and until a drainage scheme for foul and surface and foul effluent disposal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall also have been installed before any unit is used.

Reason: In order to control how for and surface water is disposed of to prevent flooding and pollution of the environment.

- 7 Prior to the first use of any of the units hereby approved the car parking and access road to the car parking spaces shall be provided in its entirety in accordance with a specification to be approved in writing by the Local Planning Authority before the surfacing is undertaken. The car parking shall thereafter at all times remain solely for the use of the occupants of the units.

Reason: In order to provide adequate off street parking in the interest of highway safety.

- 8 Upon the commencement of development of this planning permission planning application 13/15/0306P shall cease operating and shall at no time thereafter operate whilst this development is extant.

Reason: In order to prevent the increase use of a substandard access which would be inimical to highway safety.

- 9 The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. an outline specification for ground preparation;
 - d. all proposed boundary treatments with supporting elevations and construction details;
 - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
 - f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

Biodiversity: The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

- (b) the first and each subsequent phase of development may not be begun unless—
 - (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
 - (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

Application Ref: 25/0328/FUL

Proposal: Full: Erection of 3 no. holiday lodges with associated parking.

At: Land at Whitemoor View, Red Lane, Colne

On behalf of: Mr Scott Edmondson

REPORT TO COLNE AND DISTRICT COMMITTEE 09TH OCTOBER 2025

Application Ref: 25/0404/HHO

Proposal: Full: Widen external kitchen door opening, insertion of bay window to bedroom 4, formation of timber post and beam canopy to West Elevation, replace North Elevation garage window with personnel door, alter materials of windows, doors, rainwater goods, roof tiles, fascia and soffit.

At: Brynmoor Skipton Road Trawden

On behalf of: Mr & Mrs Nuno Vieira & Ana Devesa

Date Registered: 6/23/2025

Expiry Date: 8/18/2025

Case Officer: Neil Watson

Site Description and Proposal

The application site is a bungalow that is situated on land rising away from the highway. It sits next to a similar property which is also a bungalow with extensions.

The proposal seeks to amend details of a previously approved scheme by adding a roof overhand to the front elevation and altering window details to the rear elevation.

Relevant Planning History

Planning permission 24/0328/HHO granted permission for a very similar development with the exception for a front canopy and rear window detailing.

Consultee Response

LCC Highways; No objection but comment on the garage size changing and the need for three car parking spaces.

Parish Council: Councillors are unhappy with proposed change of materials to uPVC, as Trawden is in a Conservation Area. All rainwater goods should remain as metal not plastic

Public Response

More than three objections have been received based on the following:

- I am very unhappy with the dormer windows planned for the back of the house as these windows are going to look straight into my property, especially as they are being raised above the existing ridge level. I also object to the work on top of the garage. The extension at the back of the house is also very close to my property boundary. I do not have a problem with any internal alterations, or anything planned for the front of the house

- Privacy concerns over the 2nd floor rear bedrooms facing directly into the rear of my property. I raised this point last time the original planning application was made. I did not get an answer at that time.
- Is classic bigger and cheaper. Metal gutters being replaced by plastic with timber fascia and soffits being replaced by plastic with plastic doors.

Relevant Planning Policy

Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Section 72: In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

215. 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.

Officer Comments

Impact on Amenity and Neighbours

The application is the same as that approved under 24/0328/HHO in terms of the position of windows, front and rear dormers and other openings with neighbours. It would not result in any different impact on any neighbour in terms of overlooking or residential amenity. In respect of the relationship with neighbours the application does not alter the position of the already approved application.

A canopy is proposed over the small area to the front of the property. This is marginal and old not too out of keeping with the street scene.

The rear elevation faces a face and higher rising land to the neighbouring properties beyond. The new openings will not alter that relationship and are acceptable both in terms of design, as they will not be publicly seen from any vantage point, and will not lead to any loss of privacy.

The main issues raised here are the materials to be used. Comments have been made that UPVC etc are not allowed to be used in the conservation area. That however is an untenable position to hold. Committee are reminded of the appeal decision at Thornlea, Lane House Lane (19/0701/FUL - APP/E2340/W/19/3243067) where permission was subject to an appeal that windows needed to be wooden. The Inspector confirmed that each case had to be determined on its merits and read to the surroundings it is in.

Highways

There are sufficient parking spaces in front of the proposed replacement garage to accommodate 3 vehicles associated with a 4 bedroom property.

Design Impact and Conservation Area

The context in which this application must be decided is that the site is not in a visually high-quality area. On its own this area would not be merit conservation area status. The site sits opposite a poor quality green painted industrial building. The new housing estate diagonally opposite is made of artificial stone with plastic windows and UPVC gutters and downpipes. The housing to the south on the same side of the road have UPVC windows and plastic downpipes alongside plastic doors. This is also the case with the housing to the rear of the site above which also has modern materials. The building to the north has plastic downpipes, plastic fascia boards, UPVC windows and plastic down pipes. There is no prevailing context of traditional materials in the adjoining buildings and area.

The Trawden Conservation Area Appraisal sets out the main features of the area which contribute to the historic importance of the area. Trawden is referred to in para 88 to 93. There is no mention of this area of Trawden with the significance being derived from the southern area around Church Street/Clogg Heads. This area of Trawden would have a negative impact on the significance of the conservation area.

The use of larch boarding and render has been approved for the previous application. The use of upvc for the downpipes will not be a prominent feature on the building and is a ubiquitous material

used in this part of Trawden as is UPVC for the barge boards. These are acceptable materials to be used in its context and would have no impact on the significance of the heritage asset which does not derive any significance from this part of Trawden. The building already has concrete roof tiles on as do the properties surrounding so the use of concrete tiles would sit acceptably into the context the building is in.

The development overall is acceptably designed and the use of the materials proposed is reflective of its content and has no impact on the significance of the designated heritage asset.

RECOMMENDATION: Approve

- 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: ECO295-1.2.200 L, ECO295-1.2.201 F, ECO295-1.2.300 O, ECO295-1.2.200 D, ECO295-1.2.201 D, ECO295-1.2.202 H, ECO295-1.2.300 H, ECO295-1.2.100 C.

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior consent 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.

Application Ref: 25/0404/HHO

Proposal: Full: Widen external kitchen door opening, insertion of bay window to bedroom 4, formation of timber post and beam canopy to West Elevation, replace North Elevation garage window with personnel door, alter materials of windows, doors, rainwater goods, roof tiles, fascia and soffit.

At: Brynmoor Skipton Road Trawden

On behalf of: Mr & Mrs Nuno Vieira & Ana Devesa

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 02nd September 2025