

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	3RD DECEMBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARROWFORD & PENDLESIDE AND FENCE & HIGHAM
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE

3RD DECEMBER 2025

Application Ref: 25/0588/HHO

Proposal: Full: Erection of a two-storey side extension.

At Bollards Barn, Barley New Road, Barley.

On behalf of: Mr. & Mrs. Barry And Denise Tombs & Johnson

Date Registered: 15.09.2025

Expiry Date: 17.10.2025

Case Officer: Luke Jones

Site Description and Proposal

This application site is a two-storey semi-detached dwelling situated within the Whitehough Conservation Area in a National Landscape in the Open Countryside outside the settlement boundary, attached to the Grade II listed Whittakers Cottage. Public Right of Way FP130827 runs along the front access driveway of Bollards Barn and up the western edge of the application site boundary.

The application seeks to erect a two-storey side extension to the west elevation of the existing dwelling.

Relevant Planning History

13/90/0685P – Listed building consent for conversion of barn to dwelling including conversion of outbuildings to playroom and provision of new double garage. APPCON.

23/0014/HHO – Full: Erection of extension to rear and side elevations. REF.

23/0015/LBC – Listed Building Consent: Erection of extension to rear and side elevations. REF.

Consultee Response

Highways

Having reviewed the documents submitted Lancashire County Council acting as the highway authority does not raise an objection on highway grounds. It considers that an adequate level of off-road parking and manoeuvring will be retained on site. However, the following comments should be noted.

Site planning history

23/0014/HHO - Erection of extension to rear and side elevations. Refused.

22/0133/HHO - Erection of extension to rear and side elevations. Application withdrawn.

Proposal

The current application is for a two storey side extension. The previous applications included extensions to the rear, both single and two storey.

Public Right of Way

Public Footpath 13-08-027 (Barley with Wheatley Booth) passes adjacent to the proposed development. Parked vehicles should not obstruct the line of this Public Right of Way. If it is necessary for this Public Right of Way to be temporarily diverted or temporarily closed, it is the landowner's responsibility to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to reopen the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.

The following informative note should be included on any formal planning approval granted.

Informative note

The developer should take note of all the public footpaths running through the site, including Public Footpath 13-8-FP27 (Barley with Wheatley Booth), and take utmost care to ensure that this is kept undisturbed and free of obstruction during the course of the development. Any breach of the legislation which protects public rights of way can result in legal action, fines and default action carried out and re-charged to the landowner. Any proposals for the temporary diversion or closure of a footpath should be made to Lancashire County Council's Public Rights of Way team by email on PROW@lancashire.gov.uk, quoting the planning application number, to discuss their proposal before any development works begin. An enquiry about permanently diverting or closing the footpath may be made to Pendle Council.

Parish/Town Council

The Parish Council objected to a similar application in 2023 and we note that the new application now has a linear form and that the property, which was Grade II listed in 2023, was de-listed in 2024. We do not know if the Borough Council identify the former barn as a non-designated heritage asset.

The development is in Whitehough which is in the AONB, in the Whitehough Conservation Area and is in open countryside.

In principle the Council has no objection to the extension of the property, now it is delisted, but we do have objections to the design.

Policy ENV 1 'Protecting and Enhancing Our Natural and Historic Environments' states that development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. It states that development proposals should ensure that the significance of any heritage asset (including its setting) is not harmed or lost without clear and convincing justification. Policy ENV 2 'Achieving Quality in Design and Conservation' states that all new development should deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands, whilst enhancing and conserving heritage assets. Our objections are:

1) The extension is too large (45.2% increase in volume) in comparison to the existing property and is not sufficiently subordinate to the existing dwelling. We have noted the architect's intention to have an obvious delineation between the old and the new and a sub servant roofline on the extension will separate the extension and reduce some of the volume.

2) We considered the design to be contemporary in relation to the use of timber cladding on the frontage which is alien to the hamlet. Conservation areas are designated to preserve areas of special architectural or historic interest, with associated materials playing a key role in maintaining the area's character. Within conservation areas, we consider special attention should be given to materials, colours, textures, and finishes to ensure that any development respects the existing environment.

The Whitehough Conservation Area is a designated area of special architectural interest characterised by gritstone buildings with stone slate roofs, gritstone boundary walls, and featuring Victorian terraces and cottages. Materials considered typical and desirable for this conservation

area include local gritstone and stone slate for buildings and walls, with decorative flat coping stones and iron gates also contributing to the character of the area.

Timber cladding would not preserve the character and appearance of the existing building, the row of houses it forms part of (including the Grade II listed Whittaker's cottage) or the wider hamlet. We would support masonry stone and quoins and roof slate for the whole extension to match the existing building.

Access to this property is along a track constructed of granular stone. It is a single track running in front of Whittaker's Cottage and Bollard Barn. Should planning be granted we would encourage the Borough Council to include conditions around delivery of materials and the protection of, and full reinstatement of, the access during and upon completion of building works. This access is a public right of way which should be maintained.

Environmental Services (Health)

We are concerned about nuisance being caused during the construction phase, specifically link to working unsociable hours, and would therefore requested that the informative below is placed on the development.

To ensure that construction work is carried out at reasonable times.

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

Reason: For the amenity of the neighbouring residents.

PBC Public Rights of Way

No response.

AONB Manager

No response.

Growth Lancashire

Site

Bollards Barn is a former farm building which has been converted for residential use. It is attached to Whittakers Cottage on its north eastern gable and lies in the north west corner of the village. The dwelling fronts a driveway and has a garden to the side and rear.

Designations

Bollards Barn is located within the Whitehough Barley Conservation Area. It is attached to Grade II listed Whittakers Cottage and is situated close by both Whitehough Cottages and Whitehough House, Farmhouse and Outbuildings, which are also Grade II listed.

Bollards Barn was previously Grade II listed; it was delisted in March 2024.

Listing descriptions (HE):

<https://historicengland.org.uk/listing/the-list/list-entry/1073416>

<https://historicengland.org.uk/listing/the-list/list-entry/1361676>

<https://historicengland.org.uk/listing/the-list/list-entry/1073458>

Legislation

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Listed buildings – Section 66(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas – Section 72(1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Planning Guidance and Policy

NPPF

P207 states that 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.

P208 states 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.

P210 of the NPPF states in determining planning applications LPAs should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

P212 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

P213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

P215 states that where a proposal would 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.

Local Plan

Pendle Local Plan (2011-2030) Core Strategy - Policy ENV 1 and ENV 2

Assessment

The significance of the site

Bollards Barn is a former farm building which has been converted for residential use. It is thought to have been built in the late 17th to early 18th century (with substantial late 20th century alterations) and is constructed from sandstone rubble with two and three light stone mullion windows, a main entry door on the principal elevation and double doors on the rear elevation. The building has undergone alterations, including the complete demolition of the north-west elevation, which has since been rebuilt, and new windows and stone surrounds have been introduced throughout the property.

Bollards Barn's significance lies in its aesthetic, evidential and historic value found in the site's fabric, architectural form, and past agricultural uses. The building was delisted due to its 'special architectural or historic interest' being compromised by a residential conversion undertaken in c.1990, as discussed in the Heritage Statement.

Whitehough Barley Conservation Area was designated in 1989. The area is a hamlet located midway between the villages of Barley and Roughlee, situated on the north side of White Hough Water. The Conservation Area's special interest is found in its historic buildings which are closely clustered in an informal, organic layout. These stone-built dwellings are located along winding lanes and bordered by small gardens and yards. The conservation area is set beside the river, at the base of a steep-sided valley, the area is framed by woodlands, open pastures, and traditional dry-stone walls.

The proposal

I have read the information provided in the application. The key heritage issues for the LPA to consider are:

1. Whether the proposal preserves the special interest of the listed buildings through development in their setting.
2. Whether the proposal preserves or enhances the character or appearance of the Whitehough Barley Conservation Area.

The application is for the erection of a two storey side extension. The extension will be a continuation of the linear form of the existing barn and be of the same height. It will be constructed from reclaimed stone and timber cladding, with a matching stone slate roof. Overall, the extension will increase the building's volume by 42.2%.

On the principal elevation, the extension will include a large section of timber cladding to provide a visual distinction between the existing barn and the modern extension. A large, fully glazed main entrance door will be introduced into the new extension. Two windows will be added to this elevation, at both ground and first floor level. The existing front door will be removed and replaced fully with glazing. The new gable end of the dwelling will have two windows at ground floor level and a mullioned window at first floor level. The extension will also include a section of timber panelling on the rear elevation, with two large double doors at ground floor level and two large windows at first floor level.

Impact of proposed scheme

Bollards Barn is situated in the northeast corner of the conservation area, fronting a private driveway. Although a PROW runs adjacent to the property, the dwelling itself does not directly face the road. As a result, the proposed extension will be somewhat set away from key routes through the village. However, the extension is large in scale and will be a substantial addition to the row. As noted in the Heritage Statement, 'Bollards Barn, Whittaker's Cottage and Whitehough Cottages form a characterful northern edge to the village. They adopt a similar linear form of short terraces

and have a consistent materiality'. Short rows are characteristic of the conservation area and the proposed scheme will increase the established footprint of the row.

Due to its scale, I feel that the extension will result in some slight harm to the character and appearance of the conservation area. Whilst I do not object to the principle of an extension in the same linear form in this location, I feel that a reduction in width would help minimise this harm and result in a more sympathetic scheme. As noted in Pendle Conservation Area Design and Development Guidance (2008) 'extensions to buildings should not dominate the existing building in their position, size or scale...'.

The extension has been designed to be distinct from the existing barn with the inclusion of timber cladding. Overall, I have no notable objection to the use of timber cladding to create distinction, however, I feel that it is important that the shade of the timber is appropriate. The Whitehough Barley Conservation Area has a unified appearance and colour palette resulting from the wide spread use of stone. The submission documents do not include a definitive example of the proposed cladding type, however, it appears throughout the drawings that the timber will be of a grey appearance. I feel that the proposed timberwork should be completed with a warmer toned wood in line with the stonework/colour palette of the wider conservation area.

The proposed scheme includes the removal of the front door and introduction of a new, fully glazed door with side light within the extension. Whilst I do not object to a new door being introduced to the extension, I feel that the replacement of the existing door with glazing is inappropriate and appears out of place, resulting in low level harm. Though not original, the existing door adds character to the building and wider conservation area, and I feel that the retention of a timber door in this location would be an improvement to the scheme.

The rear elevation of the extension mirrors the timber cladding to the front, however, it incorporates large areas of glazing and two sets of double doors. The rear elevation of the extension has a contemporary appearance as a result of the substantial glazing. There may be views of the rear of the dwelling from the PROW that runs adjacent to the dwelling. As noted above, I feel that a reduction in the width of the extension will reduce the level of harm. Despite this, I do not feel that the general design of the rear elevation will have notable impact on the character and appearance of the conservation area, as it cannot be seen from any key views. There may be views of the rear of the dwelling from the PROW that runs adjacent to the dwelling.

The rear elevation of the extension reflects the timber cladding used on the front, but introduces extensive glazing and two sets of double doors. While there may be glimpses of the rear from the adjacent PROW, the dwelling does not feature prominently in key views from within the conservation area. A reduction in the scale of the extension would help mitigate any potential harm to the conservation area. Nonetheless, the overall design of the rear elevation is not considered to have a significant impact on the character or appearance of the area, given its limited visibility from principal viewpoints.

I have no concerns with the design of the south west, gable end elevation of the extension.

No information has been provided for the materials and design of the proposed windows and doors; this should be submitted for approval so the scheme can be fully assessed. Furthermore, as noted above, examples of the proposed cladding type should also be submitted for approval. Examples of the proposed reclaimed stone and stone roof tiles should be submitted for approval, shown against existing examples to ensure they are of a matching appearance.

In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

Bollards Barn contributes positively to the setting of the adjacent Grade II listed building, notably Whittaker's Cottage to which it adjoins. The extension will be seen in the same context as the listed buildings and will result in a visual change to the row (again, most notably to Whittaker's Cottage). Whilst there will be a change in the setting of the listed buildings as a result of the extension, from both front and rear perspectives, I feel that any harm caused to the setting of the listed buildings will be of a limited/low level to Whittaker's Cottage and result in no notable harm to the setting of Whitehough Cottages and Whitehough House, Farmhouse and Outbuildings.

Conclusion / recommendation

As I am required to do so, I have given S66(1) and S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 considerable weight in my comments. For the reasons identified above, the proposal, currently outlined in the submission documents, represents a low level of less than substantial harm to the Grade II listed Whittaker's Cottage, and less than substantial harm to the character and appearance of the conservation area. As noted above, I do not object to an extension of a similar linear form in this located, however, I feel that a reduction in the width of the extension will be necessary. In its current form, the proposal fails to meet the duties to preserve under the Act and would need to be considered by the LPA under P215 of the NPPF. If in undertaking that weighing exercise a positive balance cannot be achieved then the scheme would remain contrary to Chapter 16 of the NPPF, local policy ENV 1 and ENV 2 and the guidance contained in Pendle Conservation Area Design and Development Guidance (2008).

P207 states that 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.

The submission documents do not adequately explain the proposal, and as such I am unable to provide an adequate assessment. Additional information should be provided as highlighted in my above comments.

Public Response

The nearest neighbours have been notified by letter, a site and press notice have been displayed, with three responses raising objections to the following:

- Access to the site during construction would be an issue with a small single track being the only access
- Proposed development would erode the legislative, ecological, and historic boundaries of the Whitehough Conservation Area and National Landscape
- Proposal for timber cladding is out of keeping with the Whitehough Conservation Area
- Impact on privacy with neighbouring windows being directly visible from the proposed extension
- Increase the risk of flooding in the area
- Current drainage system may not be able to cope with the addition of a large extension
- A culvert runs across the land, and the proposed development may be built over it which is a potential flood risk
- Cause interference of the footpath FP1308027

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 ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Replacement Pendle Local Plan

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.

Paragraph 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 189 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 210 of the NPPF states in determining planning applications LPAs should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 states that where a proposal would 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.

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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

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.

The Development in the Open Countryside Supplementary Planning Guidance (SPG) sets out guidance on development outside a designated settlement boundary.

Officer Comments

The proposed development is outside the settlement boundary in a National Landscape in the Open Countryside in the Whitehough Conservation Area. There are no underlying policies which would prevent the development in principle. The principal material considerations for the application are as follows:

Design and Materials

The Design Principles SPD provide specific guidelines regarding the erection of two-storey side extensions. In general, two storey side extensions should normally be set in from the side boundary, by at least 1m. They also must be set back from the front wall of the house by a minimum of 1m with a corresponding lowering of the roof line and be less than the frontage width of the original property. The above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street, the construction of the extension would not create an actual or potential terracing effect. The pitch of the roof on the extension should match that of the existing dwelling. For development that affects a Conservation Area the Conservation Area SPD provides specific guidelines for extensions. Extensions should not dominate the existing building in their position, size or scale, and should be well designed and detailed, in matching or sympathetic materials.

The proposed two-storey side extension is circa 6.9m by 6.6m, which results in the extension matching the full width of the existing dwelling. The proposed extension is to be constructed in reclaimed natural stone to match existing on the front (south) and side (west) elevation and a combination of timer cladding and matching stone on the rear (north) elevation with a pitched roof of slate tiles to match existing, also matching the same ridge height of the existing roof at circa 6.4m. The proposed front elevation includes a single timber door on the ground level along with a mullioned window on the ground and first floor level. The proposed side elevation includes two single window openings on the ground floor and a mullioned window on the first floor. The proposed rear elevation includes large amounts of glazing with two glazed double doors on the ground floor and two large window openings on the first floor. With the construction of the two-storey side extension the volume is increased by 42.2% from 606.5 to 863 metres cubed.

The revised proposal has removed the earlier inclusion of extensive glazing and timber cladding on the front elevation and now introduces a timber entrance door and traditionally proportioned openings. This is an improvement and results in a more coherent appearance on the main elevation, particularly given the conservation area and the proximity to the listed building.

The design on the rear elevation, which still incorporates timber cladding and extensive areas of glazing, introduces a modern aesthetic that contrasts with the traditional fenestration pattern and solid wall proportions of the existing dwelling. With the public right of way (FP1308027) running north of the site, the rear elevation would still be publicly visible, albeit to a lesser degree than the other elevations. Although a limited amount of timber cladding exists on the rear of the dwelling, the increased use of timber cladding in conjunction with significant areas of glazing reduces the perception of the extension as a subordinate addition and undermines the coherence of the design in relation to the host building and the wider conservation area.

While the continuation of the linear form is acceptable and reflects similar built form within the conservation area, the matching width and ridge height, combined with its length of circa 6.6m, result in a substantial increase in massing. As such, the extension would dominate the existing building, contrary to the guidance within the Conservation Area SPD that requires extensions to remain subservient in scale to the original dwelling.

The proposed development would therefore be contrary to policies ENV1 and ENV2 of the Pendle Core Strategy: Part 1, the adopted Design Principles SPD, and the adopted Conservation Area Design and Development Guidance SPD in terms of design.

Landscape and Visual Impacts

The site lies within a National Landscape and within the Open Countryside. Paragraph 189 of the NPPF is clear that great weight should be given to conserving and enhancing landscape and scenic beauty of National Landscapes. The Development in the Open Countryside SPG also requires that extensions respect the character of the surrounding landscape and do not appear as intrusive or isolated forms of development.

The proposed extension would remain within the existing residential curtilage and continue the existing linear built form of the dwelling, which sits within a small cluster of buildings. Although the extension increases the overall footprint and massing of the property, it would be read as part of this existing group rather than introducing a standalone or visually isolated feature within the wider landscape.

Public views of the extension would largely be limited to those from the Public Right of Way (FP1308027) which runs through the site from the access track adjacent to the front elevation and up to the north past the side elevation. From wider landscape viewpoints, the extension would be seen in harmony with the existing building and surrounding structures, reducing its visual prominence. The proposal would therefore not materially affect the openness or wider rural landscape character.

In terms of landscape and visual impact, the proposed development would accord with the Development in the Open Countryside SPG and Policy ENV1 of the Pendle Core Strategy: Part 1.

Heritage Assets

The site forms part of the setting of the Grade II listed Whittaker's Cottage, to which the application property is physically attached, and is located within the Whitehough Conservation Area. It also sits within the setting of other listed buildings, Whitehough Cottages and Whitehough House/Farmhouse, although the site is not directly visually connected. The extension will be seen

in the same context as the listed buildings and will result in a visual change to the row, most notably to Whittaker's Cottage.

The Council have received a comprehensive analysis of the application from a Conservation Officer at Growth Lancashire. Their assessment identified areas of potential conflict/concern that presents a low level of less than substantial harm to the significance of the Grade II listed Whitaker's Cottage and less than substantial harm to the character and appearance of the conservation area. The main concerns identified were the design and scale of the proposed extension.

Although a revised proposal has been received which improves the design of the proposed extension, the scale has not been reduced. In considering the impact on the proposed heritage assets, the development would alter the established proportions of the building and increase its visual prominence within the row. This would cause a low level of less than substantial harm to the significance of the Grade II listed Whitaker's Cottage. As well as this, considering short rows are characteristic to the conservation area the extension significantly alters the balance of the row causing less than substantial harm to the character and appearance of the conservation area.

In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must give considerable weight to the desirability of preserving the setting of the listed building. Section 72(1) requires special attention to be paid to preserving or enhancing the character or appearance of the Conservation Area. Paragraph 215 of the NPPF requires that where a proposal results in less than substantial harm to a designated heritage asset, that harm must be weighed against the public benefits of the proposal.

The proposal would deliver limited public benefit as it primarily relates to private residential accommodation. As such, the identified low level of less than substantial harm to the setting of the listed building and to the conservation area must be weighed carefully in the planning balance.

Residential Amenity

The Design Principles SPD suggests two-storey side extensions should be designed to avoid having an overbearing effect or causing loss of light or privacy for neighbours. Minimum distances of 12m must be provided between a principal window to a habitable room in one property and a two-storey blank wall of a neighbouring property. Minimum distances of 21m must be provided between directly facing main habitable room windows to preserve domestic privacy.

The proposed development sits opposite the rear of No.5 Riverside Fold. There is a change in levels between the application site and this property, with the application site taking a higher ground level, increasing the potential for an overbearing impact.

The corner between the front (south) elevation and gable end (west elevation) of the proposed extension would be circa 9m from the ground floor kitchen diner window and circa 10.5m from the first-floor master bedroom window of No.5 Riverside Fold. Although this is not a direct relationship, the level difference in the application site would cause overbearing impact to the habitable rooms of No.5 Riverside Fold, especially to the ground floor window, and would be contrary to the minimum space standards of the Design Principles SPD.

The proposed development includes windows on the front and side elevations which serve habitable rooms and would form a relationship with the adjacent habitable room windows of No.5 Riverside Fold. On the front elevation the ground floor and first floor windows would be circa 9.3m from the ground floor kitchen diner window of the neighbouring property. These windows would face each other, although not directly, which would result in loss of privacy. While the ground floor window would be partially screened by the existing vegetation between the boundary of the

properties, the first-floor window would result in a prominent view into the kitchen diner, further worsened by the difference in height levels. This would be contrary to minimum distance of 21m between directly facing main habitable room windows and result in a loss of privacy.

The side elevation of the proposed extension includes two windows on the ground floor and a central first floor window. These windows would be at an obscure angle to the ground floor kitchen diner window and would therefore not impact on privacy. The relationship with the first-floor master bedroom window would be more significant. Although views wouldn't be direct, the distance of 12m from the first-floor window of the gable end proposed extension and first floor habitable room window of No.5 Riverside Fold would have an impact on privacy and be contrary to the Design Principles SPD.

Overall, the development would result in an unacceptable level of overbearing and privacy impact to the neighbouring property of No.5 Riverside Fold, contrary to Policy ENV2 of the adopted Local Plan: Part 1 Core Strategy and the adopted Design Principles SPD.

Highways

The proposed development would not increase the number of bedrooms to the property and would therefore not result in any highway implications. LCC Highways raises no objections subject to an informative note for the protection of the Public Right Way FP130827 being included in the case of an approval.

Other issues

- In terms of the surface water flooding, this has been described as an existing issue therefore it is not for proposed development to resolve an existing issue.
- An existing culvert running beneath the proposed extension would be a matter for the applicant to resolve with the statutory undertaker, should it be an issue.
- Appropriate planning conditions would be imposed to ensure that:
 - o A construction code management plan is provided to assess the viability of the delivery of materials down the single access track
 - o Details of all the materials used to ensure they are appropriate and in keeping with the conservation area

Summary

By virtue of its scale and design the proposed extension would not appear subservient to the host dwelling. The scale of the extension would alter the established proportions of the building and increase its visual prominence within the historic row. This would cause a low level of less than substantial harm to the significance of the Grade II listed Whittakers Cottage, to which the building is attached, and to the character and appearance of the Whitehough Conservation Area. The identified harm carries considerable weight under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 215 of the NPPF.

Furthermore, due to the proximity, site level differences and positioning of habitable room windows on both properties, the extension would result in an unacceptable degree of overlooking and overbearing impact on No.5 Riverside Fold. Separation distances fall below the minimum standards required by the adopted Design Principles SPD, leading to a loss of privacy and an overbearing relationship. The proposal is therefore contrary to Policy ENV2 of the Local Plan: Part 1 Core Strategy and the Design Principles SPD.

The proposal provides no wider public benefits that would outweigh the identified less than substantial harm to designated heritage assets, nor does it avoid harm to residential amenity. The development therefore conflicts with paragraph 215 of the NPPF, Policies ENV1 and ENV2 of the

Local Plan: Part 1 Core Strategy, and the adopted Pendle Design Principles SPD and adopted Conservation Area Design and Development Guidance SPD.

RECOMMENDATION: Refusal

1. By reason of scale and design the proposed extension would cause harm to the setting of the directly attached Grade II listed Whittakers Cottage and the character and appearance of the Whitehough Conservation Area. Whilst it would cause a low level of less than substantial harm, the harm would not be outweighed by public benefits associated with the development. As such the development is contrary to paragraph 215 of the Framework, Policy ENV1 and Policy ENV2 of the Local Plan: Part 1 Core Strategy, the adopted Design Principles SPD and the adopted Conservation Area Design and Development Guidance SPD.
2. By virtue of the separation distances and relationship of windows, the proposed extension would result in an unacceptable loss of privacy and overbearing impact on the adjoining property at No.5 Riverside Fold, causing significant harm to residential amenity. The proposal therefore conflicts with Policy ENV2 of the Local Plan: Part 1 Core Strategy and the adopted Design Principles SPD.

Application Ref: 25/0588/HHO

Proposal: Full: Erection of a two-storey side extension.

At Bollards Barn, Barley New Road, Barley.

On behalf of: Mr. & Mrs. Barry And Denise Tombs & Johnson

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE

3RD DECEMBER 2025

Application Ref: 25/0631/FUL

Proposal: Full: Demolition of equine buildings and the erection of 1 no. dwelling.

At Land And Buildings To The Southwest Of Grains Barn Farm, Barrowford Road, Fence

On behalf of: Mr Chris Richards

Date Registered: 30.09.2025

Expiry Date: 25.11.2025

Case Officer: Athira Pushpagaran

This application has been called in by the Chair

Site Description and Proposal

The application site is a small cluster of equine and cattle buildings, situated outside the defined settlement boundary of Fence, in the open countryside and Green Belt land. There is an associated dwelling, Grains Barn Farm approximately 75m to the east which is a Grade II listed building. The site is circa 175 m from the defined settlement boundary of Brierfield. The main access is from Barrowford Road through an access track serving the site and Grains Barn Farm. Public footpath FP1315076 and FP1315077 passes through the access track up to the site.

The proposed development is the partial demolition of equine buildings and an agricultural building and the erection of 1 no. dwelling. This is an amendment to the previously approved scheme for the same proposal, with the difference being the height of the building increased to enable a loft conversion.

Relevant Planning History

25/0487/FUL Full: Partial demolition of equine buildings and an agricultural building and the erection of 1 no. dwelling. Approved with Conditions. 2025

21/0064/FUL Full: Erection of an agricultural cattle shelter building. Approved with Conditions. 2021

13/15/0271P Full: Erection of a 15m x 4.5m hay, machinery and equipment storage building. Approved with Conditions. 2015

13/09/0536P Full: Erection of a stable block consisting of 4 No loose boxes, tack room and feed store. Approved with Conditions. 2010

13/09/0386P Full: Erection of a stable block consisting of 6 no. loose boxes, tack room & feed room. Refused. 2009

13/05/0156P Full: Conversion of redundant shippens into office accommodation. Approved with Conditions. 2005

Consultee Response

Highways

No objection subject to conditions to ensure three parking spaces and EV charging point.

PBC Environmental health

Raises concerns regarding nuisance during construction period and requests a condition for a construction method statement and an informative on contaminated Land.

Health and Safety Executive

Do Not Advise Against, consequently, HSE does not advise on safety grounds, against the granting of planning permission in this case.

United Utilities

No objection

Cadent Gas

No objection

Parish/Town Council

No objection

PBC Public Rights of Way

No response

PBC Engineering

No response

Environment Agency

No response

Public Response

The nearest neighbours have been notified by letter, a site & press notice have been displayed, with no response.

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.

Policy ENV4 (Promoting Sustainable Travel) requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

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.

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.

Officer Comments

The proposed development is outside the defined settlement boundary albeit 175m, from it, within the open countryside and green belt land. A previous application was approved on this site for a dwelling which established the principle of the development in relation to the site's suitability for residential development in accordance with Policy LIV1 and SDP2. This remains the case for the current scheme.

The other material considerations are discussed below:

Green Belt

The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances exists to outweigh this harm.

Paragraph 154 identifies exceptions to inappropriate development in the green belt. This includes 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.

The new dwelling is proposed to replace equine buildings and would be redevelopment of previously developed land. The proposal would increase the eaves height of the approved dwelling from 4.6m to 5.3m and ridge height from 7.1m to 8.9m.

The proposed increase in height though would impact the openness of the green belt to an extent, it would not be substantial considering it is replacing existing buildings and within an existing cluster next to an agricultural building. In this case the proposed development would not be

inappropriate development in the green belt and would be acceptable in accordance with chapter 13 of the NPPF.

Design and Heritage

The proposed dwelling would have a pitched roof design with two floors. It would have gable elevation with stone copings to the southwest and northeast. The walls would be natural stone with quoins, openings in dark powder coated aluminium frames with stone surrounds, slated roof, stone chimney, stone canopy with finial above the main door and a stone patio to the rear. The dwelling would have a large amount of glazing especially to its rear and large glazed openings to the side. However, these wouldn't be prominent from public vantage points or wouldn't be prominent within the context of the listed building, due to their separation, orientation with each other, vegetation in between and the site being nestled between agricultural and equine buildings. A condition for samples will be required to control the exact appearance and finish of the materials.

In conclusion, the proposed dwelling would be acceptable in terms of its design and heritage impact in accordance with ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy and the Adopted Pendle Design principles SPD. It would have a neutral impact on the significance of the listed building and thus would not require an assessment as per paragraph 215 of the NPPF.

Residential Amenity

The proposed dwelling would be situated next to an existing agricultural building and stables. This could potentially result in nuisance to the occupants of the dwelling if it is sold separately from the farm. The applicant has confirmed that the dwelling is intended to be in the same ownership as the farm and will not be sold separately. A condition will be added to ensure this remains the case. The nearest residential neighbour is Grains Barn Farm, which is 60 m to the east, the occupants of which would not have any impact on their living conditions or privacy due to the proposed dwelling.

Subject to the above-mentioned condition to ensure that the dwelling and the farm remain in the same ownership, 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.

Environment health has requested a condition for a construction method statement, however this would not be necessary and wouldn't pass the tests of conditions as the nearest neighbour is not likely to be unacceptably impacted by the proposed construction work.

Highways

Given the site's distance from local amenities and facilities, including public transport, and the consequent reliance on the use of private motor vehicles, maximum parking standards should be applied to this site. As the proposal would increase the number of bedrooms to 5, three parking spaces would be required. The site plan shows two but the site can accommodate three adequately sized car parking spaces within the dwelling curtilage.

The development raises no issues of highway safety subject to conditions to ensure three parking spaces are provided, which will be added to any approval.

Bats

A bat roost assessment has been submitted as part of the application. The assessment concludes that:

- No evidence was observed to suggest use of the buildings by nesting birds.
- No evidence was recorded to suggest bats were roosting within the buildings.
- No bats were observed or recorded using the buildings for roosting.
- The property is considered to be of negligible potential for roosting bats

The report recommends precautionary method statement and reasonable avoidance measures for bats and badgers on site. A condition can be added to ensure these are adhered to.

Biodiversity Net Gain

The proposed development is exempt from the requirement to achieve Biodiversity Net Gain, as it would not impact on a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat, and 5 metres of on-site linear habitats such as hedgerows.

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:

- Ric/1169/3725/03 Location Plan
- Ric/1169/3725/05 Proposed Site Plan
- Ric/1169/3725/07 Proposed Curtilage Plan
- Ric/1169/3725/02-Rev A Proposed Elevations
- Ric/1169/3725/01-Rev A Proposed Plans

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

3. Prior to commencement of the development hereby approved, samples of all external facing materials including descriptions, name of source/quarry shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. All windows shall be set back from the external face of the walls by a minimum of 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

5. Prior to first occupation of the approved development three adequately sized car parking spaces shall be provided with the development's curtilage with sufficient manoeuvring area to allow vehicles to enter and leave the site in forward gear. The parking area shall thereafter always remain available for the parking of vehicles associated with the dwelling and the parking and manoeuvring areas shall be kept free from obstructions in perpetuity.

Reason: To ensure that satisfactory levels of parking and manoeuvring are provided within the site.

6. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development supports sustainable forms of transport.

7. The development hereby approved shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures detailed in the *Preliminary Bat Roost Assessment Report prepared by Dave Anderson* and there shall be no variation without the prior written approval of the Local Planning Authority.

Reason: To ensure protection of the habitat of bats and barn owls which are protected under the Wildlife & Countryside Act, 1981.

8. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C & D of Part 1 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the impact upon the Open Countryside.

9. The dwelling hereby approved shall not be separated sold or used independently of the buildings shown on the location plan that are immediately to the west and north of the site.

Reason: The relationship of the dwelling and building is such that independent use of those buildings would result in a detrimental impact on the living conditions of the occupants of the dwelling.

Informatives

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.

Application Ref: 25/0631/FUL

Proposal: Full: Demolition of equine buildings and the erection of 1 no. dwelling.

At Land And Buildings To The Southwest Of Grains Barn Farm, Barrowford Road, Fence

On behalf of: Mr Chris Richards

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 19th November 2025