

**REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE ON  
16<sup>TH</sup> DECEMBER 2025**

**Application Ref:** 25/0480/HHO

**Proposal: Full:** Erection of a single storey rear kitchen extension.

**At:** 35 Taylor Street, Brierfield, Lancashire, BB9 5RY

**On behalf of:** Mrs Mussarat Bano

**Date Registered:** 17/7/2025

**Expiry Date:** 11/9/2025

**Case Officer:** Neil Watson

**Site Description and Proposal**

The application site is a mid terraced property. It has a small extension to the rear. The house to the east nos 37 has a similar small extension which mirrors those of the dwellings either side. The site is circa 50cm higher than nos 33 and 50cm lower than nos 37. Number 33 has a blank wall facing the application site.

The application proposes to erect a pitched roof extension 5.29m long.

The application was deferred from the September meeting for amended plans and from the November Development management Committee. Amended plans were requested in September 2025, 8<sup>th</sup> October 2025 and subsequent to the meeting of the Development management Committee an email was sent on 19<sup>th</sup> November 2025 requesting any amendments be submitted for consideration. Amended Plans were received on 9<sup>th</sup> December 2025.

**Relevant Planning History**

No relevant planning history.

**Consultee Response**

LCC Highways; No objection.

EH: Concern about construction noise

**Public Response**

No comments received.

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

## **Officer Comments**

The application seeks to erect a single storey flat roof extension to the rear of the dwelling, the design having been altered from a pitched roof extension. The issues revolve around the impact the development would have on design and the impact the development would have on the living conditions of the neighbours.

In terms of design the location is situated to the rear of a row of terraced properties. There is an array of different designs of extensions existing. The design of the proposed extension would fit acceptably in with the existing designs in terms of scale, design and visual impact.

The presence of the extension at number 33 means that there would be no direct impact on the windows of that property that are contained in the main wall. There is a window in the outrigger of nos 33 that would be affected by the rear portion of the new extension. That would be at less than 4m which is within the guidelines in the Council's adopted SPD. That relationship would be acceptable.

The extension would lie adjacent to the rear of number 37. There is a circa 0.5m lower floor height with the application site and number 37. The extension would however extend 5.29m from the rear wall. The Council's design SPD advises that extension of up to 4m would normally be acceptable where they impact on existing windows as this extension does.

The length of the extension would still remain the same. The pitched roof is proposed to be altered to a flat roof. The height of the pitched roof starts at the height of the proposed flat roof rising to an apex just below the height of the first floor window in the application property. This would improve light getting to the rear wall of the neighbour at nos 37 over and above the pitched roof design.

This however would be a marginal improvement. The length of the extension would still be in excess of the 4m advised as being the maximum normally being acceptable in the design guide. It would still result in a tunnelling effect and have an adverse impact on the living environment of the occupants of the adjacent dwelling.

The length of the extension and its relationship with the window in the main wall of number 37 would result in an overbearing and unacceptable relationship with that property. That would be contrary to the guidelines in the adopted SPD. Notwithstanding the height difference there are no mitigating factors which would make that relationship acceptable.

### **RECOMMENDATION: Refuse**

- 1 The proposed rear extension, measuring 5.29m m in length, would have an overbearing impact on the occupants of 37 Taylor Street detrimentally affecting the living conditions of its occupants. As such, the development does not comply with Policy ENV1 of the Pendle Local Plan Part 1: Core Strategy and the adopted Design Principles Supplementary Planning Document.