

Report Title	PLANNING APPLICATIONS
Meeting	NELSON, BRIERFIELD & REEDLEY COMMITTEE
Meeting Date	02ND FEBRUARY 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	WHITEFIELD & WALVERDEN AND BRADLEY
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO NELSON, BRIERFIELD AND REEDLEY COMMITTEE ON 02ND FEBRUARY 2026

Application Ref: 25/0636/HHO

Proposal: Full: Demolition of existing kitchen and the erection of a single storey rear extension.

At 25 Chapel House Road, Nelson

On behalf of: Mr Awais Zubair

Date Registered: 01.10.2025

Expiry Date: 26.11.2025

Case Officer: Luke Jones

This application was deferred by Committee in December for a site visit and to allow for amended plans to be submitted.

Site Description and Proposal

The application site is a mid-terrace dwelling situated within the defined settlement boundary of Nelson. The original dwelling has stone brick walls, a pitched roof of slate tiles and UPVC doors and windows.

The proposed development is the demolition of existing kitchen and the erection of a pitched roof single storey rear extension.

Note that there was an opportunity given to submit an amended scheme before the commencement of the site visit however no amendments have been received.

Relevant Planning History

None.

Consultee Response

Highways

Having reviewed the documents submitted the Highway Development Control Section of Lancashire County Council has no objections to the above planning application. The National Planning Policy Framework (NPPF) states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.' (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

Rainwater from the roof of the proposed extension must drain wholly within the existing site and must not be allowed to discharge onto the adjacent publicly maintained highway network. (Section 163 of the Highways Act 1980 - Prevention of water falling on or flowing on to the highway refers.)

Parish/Town Council

No response.

Environmental Services (Health)

We are concerned about nuisance being caused during the construction phase, specifically link to working unsociable hours, and would therefore request 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

Public Response

The nearest neighbouring properties have been notified by letter with no response.

Relevant Planning Policy

Pendle Local Plan Fourth Edition (2021-2040)

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM21 (Design & Quality of Housing) requires residential development to make a positive contribution to the built and natural environment. It sets out that new homes should make efficient use of land.

Policy DM24 (Residential extensions and alterations) states that in defined settlement boundaries residential extensions and alterations will be supported where the amenity of neighbours is retained, and design and materials respect the character of original dwellings.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new 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 and protecting residential amenity.

Officer Comments

The proposed development is in a residential neighbourhood situated within the defined settlement boundary of Nelson. 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 advises that single storey extensions to the rear of terraced properties should not normally extend beyond the line of existing additions in order to maintain the character and appearance of the area. Also, rear extensions to terraced properties should still retain sufficient yard area for the storage of bins, seating and to hang out washing.

The proposed development is a circa 3.67m by 4.87m single storey rear extension with artificial stone walls, a pitched roof with concrete tiles with a height of 3.7m, and two UPVC windows and a door on the side (north) elevation. The proposed extension does not extend beyond the line of other extensions in the street scene and therefore maintains the character and appearance of the area. The extension also leaves sufficient yard area for the storage of bins, seating and to hang out washing.

In overall terms the development would be acceptable in terms of design.

Residential Amenity

The Design Principles SPD advises that single storey rear extensions located immediately adjacent to the party boundary with a neighbouring property will normally be acceptable if they do not project more than 4m from the rear elevation of the existing dwelling. A single storey extension of greater depth will normally only be permitted if it does not breach the 45-degree rule where this would not cause detriment to the character of an area. To comply with the rule, extensions should be designed so as not to cross the 45-degree line from the neighbours nearest habitable room window. If the rule is breached, an extension would not normally be acceptable due to the impact on the amenity of the neighbouring property. The Design Principles SPD also advises that windows should normally be restricted on rear extensions, to avoid overlooking of neighbouring gardens and dwellings.

The proposed extension would project circa 4.87m from the existing rear elevation, which exceeds the 4m threshold. The extension would result in a breach of the 45-degree rule when taken from the nearest ground floor rear window at No.27. This window serves a habitable room, and therefore significant weight must be afforded to the potential loss of light and outlook. While the street slopes slightly and No.27 sits marginally higher than the application property, this level difference is not substantial enough to mitigate the overbearing or overshadowing effects. Given the depth and height of the proposed extension and its position directly on the shared boundary, the development would result in an unacceptable overbearing and overshadowing impact upon the ground floor rear window of No.27.

The neighbouring property (No.27) also has a side elevation window in the rear extension which faces the application site. This window however already faces the single storey blank wall elevation of the existing extension and adjoining store and would not result in any further unacceptable impact on amenity. The proposed development also includes two windows to the

side (north) elevation however these are positioned directly adjacent to a single storey blank wall of the neighbouring property (No.23) and would not have an impact on privacy.

Overall, the development would result in an unacceptable level of overshadowing and overbearing impact to the neighbouring property, contrary to Policy DM16 and Policy DM24 of the adopted Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Highways

The development does not impact parking requirements and hence there are no highway implications arising from the proposal.

RECOMMENDATION: Refuse

1. The proposed extension, by virtue of its depth, siting, and relationship with the adjoining property at No.27, would have a materially harmful overbearing impact on residential amenity of the occupants of that dwelling, in conflict with Policy DM16 and Policy DM24 of the adopted Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Application Ref: 25/0636/HHO

Proposal: Full: Demolition of existing kitchen and the erection of a single storey rear extension.

At 25 Chapel House Road, Nelson

On behalf of: Mr Awais Zubair

Application Ref: 25/0770/FUL
REPORT TO NELSON, BRIERFIELD AND REEDLEY COMMITTEE ON 02ND FEBRUARY 2026

Application Ref: 25/0770/FUL

Proposal: Full: Installation of 2 no. air conditioning units on the side gable elevation.

At: The Old Library, Booth Street, Nelson

On behalf of: Imam Organisation UK

Date Registered: 25/11/2025

Expiry Date: 20/01/2026

Case Officer: Laura Barnes

The application has been deferred from January 2026 committee in order to get further justification from the applicant.

Site Description and Proposal

The application site is a Grade II Listed Building dating from 1908. It is constructed of Yorkshire stone with the exception of the NE elevation which is painted render.

This application is for the retrospective installation of two air handing units which at the time of the site visit had been inserted to the rendered elevation of the building.

Relevant Planning History

19/0214/FUL: Full: Change of use from offices (Use Class A2) to Education Centre and Offices (Use Classes D1 and A2).
Approved with conditions

22/0229/FUL: Full: Change of use of office and education centre to place of worship (Use Class F1(f)).
Approved with conditions

Consultee Response

Conservation Consultants

Following a meeting on site on 13th January 2026, the conservation consultants have advised that the re-rendering of the white rendered wall, which is currently a fairly stark white and in need of maintenance, to a more sympathetic tone, would provide a slight public heritage benefit in terms of improved maintenance and lessening visual impact of the white render. This would also help to lessen the visual impact of the units.

The heating and cooling of the building is also considered a public benefit.

Paragraph 215 of the NPPF allows LPAs to consider the less than substantial harm against the public benefits generated by a proposal. If the LPA consider an appropriate balance can be achieved, then the proposal would meet the requirements of Chapter 16 of the NPPF.

Environmental Health

No comments

LCC Highways

No objection

Public Response

The nearest neighbours have been notified, a site and press notice posted, no comments have been received.

Officer Comments

Policy

Pendle Local Plan: Fourth Edition

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and developments, setting out the requirements 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.

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 of 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 215 of the Framework sets out that where development proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Design and Heritage Impact

The air conditioning units have been installed to the building on its least prominent façade. The applicant has provided further justification regarding their placement. It is not possible to accommodate the units on the roof of the building due to the loading and ongoing maintenance issue. It is understood that the units have to be placed at a certain height in order to draw air into them, for cooling. As such, they could not be placed in the light wells on the Carr Road side of the building. Several different options have been explored for their relocation but these would all have draw backs which would either result in further harm or a maintenance issue with the manufacturer's guarantee.

Whilst the air conditioning units do cause some harm to the character and appearance of the Conservation Area and to the Listed Building itself, this harm is outweighed by the need to heat and cool the building in the public interest. The building is used for public worship and can often accommodate around one hundred people in the room which the units have been installed in. The room does not have any openable windows and has a large roof lantern. During summer months, this can mean the room heats to an uncomfortable temperature and there is a need to cool it, for the comfort of people using the building.

Further, the applicant has offered to re-render the gable of the building in a colour which is more muted and would be more appropriate in the Conservation Area. This again would provide a benefit to the scheme.

As such, the proposals accord with Policies SP11 and DM18 of the Local Plan: Fourth Edition, paragraph 215 of the Framework and the Conservation Area Design & Development Guidance SPD because the harm caused is outweighed by the public benefit of re-colouring the render to a more appropriate hue and ensuring the ongoing longevity of the building by making it a comfortable temperature for people to worship in it.

Residential Amenity

The air conditioning units are positioned on the side of the building which is closest to a car park. There have been no reports that the units are causing disturbance in terms of noise or other residential amenity issue. They are located circa 15m from properties on Manchester Road. Given their scale and positioning the air conditioning units would not result in an unacceptable neighbouring amenity issue.

Therefore, the proposed development is acceptable in terms of residential amenity in accordance with Policy DM16 and the Design Principles SPD.

Highways

The proposal does not result in any issue which would impact upon highway safety.

Recommendation: Approve

Subject to the following conditions:

1. The development hereby permitted shall be carried out in strict accordance with the following approved plans: Location Plan AB0558-04, Proposed Front Elevation Plans AB0558-01, Proposed Rear Elevation AB0558-03, Proposed Side Elevations AB0558-02.

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

2. All materials to be used for the proposed development hereby approved shall be as stated on the approved drawings and they shall not be varied without the prior written permission of the Local Planning Authority.

Reason: Those materials are appropriate for the development and site.

Application Ref: 25/0770/FUL

Proposal: Full: Installation of 2 no. air conditioning units on the side gable elevation.

At: The Old Library, Booth Street, Nelson

On behalf of: Imam Organisation UK

REPORT TO NELSON, BRIERFIELD AND REEDLEY COMMITTEE ON 02ND FEBRUARY 2026

Application Ref: 25/0780/LBC

Proposal: Listed Building Consent: Installation of 2no. air conditioning units and re-rendering wall to side gable elevation

At: The Old Library, Booth Street, Nelson

On behalf of: Imam Organisation UK

Date Registered: 25/11/2025

Expiry Date: 20/01/2026

Case Officer: Laura Barnes

This application was deferred from the committee in January 2026 to allow for a meeting to take place on site. A meeting was held on 13th January 2026 and further justification for the air conditioning units has been provided.

Site Description and Proposal

The application site is a Grade II Listed Building dating from 1908. It is constructed of Yorkshire stone with the exception of the NE elevation which is painted render.

The application seeks retrospective Listed Building Consent for the installation of two air handing units which at the time of the site visit had been inserted to the rendered elevation of the building.

Relevant Planning History

19/0214/FUL: Full: Change of use from offices (Use Class A2) to Education Centre and Offices (Use Classes D1 and A2).

Approved with conditions

22/0229/FUL: Full: Change of use of office and education centre to place of worship (Use Class F1(f)).

Approved with conditions

Consultee Response

Conservation Consultants

Following a meeting on site on 13th January 2026, the conservation consultants have advised that the re-rendering of the white rendered wall, which is currently a fairly stark white and in need of maintenance, to a more sympathetic tone, would provide a slight public heritage benefit in terms of improved maintenance and lessening visual impact of the white render. This would also help to lessen the visual impact of the units.

The heating and cooling of the building is also considered a public benefit.

Paragraph 215 of the NPPF allows LPAs to consider the less than substantial harm against the public benefits generated by a proposal. If the LPA consider an appropriate balance can be achieved, then the proposal would meet the requirements of Chapter 16 of the NPPF.

Public Response

The nearest neighbours have been notified by letter, a site & press notice have been displayed, without response.

Officer Comments

Policy

As with all applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration of the application must also be in accordance with primary legislation which in this case is primarily the Planning (Listed Buildings and Conservation Areas) act 1990 ("the Act").

The Act states in section 16:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

The development plan for the area is the adopted replacement Pendle Local Plan ("the Local Plan"). National planning policy is now contained in a single document - the National Planning Policy Framework ("the Framework"). Guidance on its implementation is contained in the online National Planning Practice Guidance.

Pendle Local Plan: Fourth Edition

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and developments, setting out the requirements 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.

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 of 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 215 of the Framework sets out that where development proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Design and Heritage Impact

The air conditioning units have been installed to the building on its least prominent façade. The applicant has provided further justification regarding their placement. It is not possible to accommodate the units on the roof of the building due to the loading and ongoing maintenance issue. It is understood that the units have to be placed at a certain height in order to draw air into them, for cooling. As such, they could not be placed in the light wells on the Carr Road side of the building. Several different options have been explored for their relocation but these would all have draw backs which would either result in further harm or a maintenance issue with the manufacturer's guarantee.

Whilst the air conditioning units do cause some harm to the character and appearance of the Conservation Area and to the Listed Building itself, this harm is outweighed by the need to heat and cool the building in the public interest. The building is used for public worship and can often accommodate around one hundred people in the room which the units have been installed in. The room does not have any openable windows and has a large roof lantern. During summer months, this can mean the room heats to an uncomfortable temperature and there is a need to cool it, for the comfort of people using the building.

Further, the applicant has offered to re-render the gable of the building in a colour which is more muted and would be more appropriate in the Conservation Area. This again would provide a benefit to the scheme.

As such, the proposals accord with Policies SP11 and DM18 of the Local Plan: Fourth Edition, paragraph 215 of the Framework and the Conservation Area Design & Development Guidance SPD because the harm caused is outweighed by the public benefit of re-colouring the render to a more appropriate hue and ensuring the ongoing longevity of the building by making it a comfortable temperature for people to worship in it.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development hereby permitted shall be carried out in strict accordance with the following approved plans: Location Plan AB0558-04, Proposed Front Elevation Plans AB0558-01, Proposed Rear Elevation AB0558-03, Proposed Side Elevations AB0558-02.

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

2. All materials to be used for the proposed development hereby approved shall be as stated on the approved drawings and they shall not be varied without the prior written permission of the Local Planning Authority.

Reason: Those materials are appropriate for the development and site.

Application Ref: 25/0780/LBC

Proposal: Listed Building Consent: Installation of 2no. air conditioning units and re-rendering wall to side gable elevation

At: The Old Library, Booth Street, Nelson

On behalf of: Imam Organisation UK

REPORT TO NELSON, BRIERFIELD AND REEDLEY COMMITTEE ON 02ND FEBRUARY 2026

Application Ref: 25/0791/HHO

Proposal: Full: Erection of dormers to front and rear roof slopes.

At 5-7 Mosley Street, Nelson

On behalf of: Mr Ijaz Anwar Dar

Date Registered: 26.11.2025

Expiry Date: 21.01.2025

Case Officer: Luke Jones

Site Description and Proposal

The application site relates to a mid-terrace dwelling situated within the Whitefield Conservation Area in the defined settlement boundary of Nelson. The main access is from Mosley Street. The original dwelling has stone walls, a pitched roof of slate tiles and timber windows.

The proposed development is the erection of two pitched roof dormers to the front roof slopes and two flat roof dormers to the rear roof slopes.

Relevant Planning History

13/10/0110P – Full: Demolition of rear extensions at 9, 15-17, 21- 25 and 29-35 Albert Street and 5-9 and 13-33 Mosley Street, erection of single storey domestic rear extensions at 9, 15, 21-23, 29 and 33 Albert Street and 5, 9, 13-23, 27 and 31 Mosley Street. APPCON.

13/10/0110M1 – Non-Material Amendment to Planning Permission 13/10/0110P - Replaced hipped roof with gable at 9 Albert Street and render rear elevation of house walls and rear extension elevations and boundary wall, reduce size of extensions at 5-7, 23-25, 27-29, 31-33 Mosley Street and render rear extensions and boundary walls. APPCON.

13/10/0110C1 – Approval of Details Reserved by Condition: Discharge of Conditions 1, 2, 3 and 4 of Planning Permission 13/10/0110P. CDS.

Consultee Response

Highways

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority makes the following comments.

The proposed development would provide two habitable rooms within the raised roof space. Whilst these have been labelled as an office and gym the highway authority considers that, as they meet minimum space standards, they could be used as additional bedrooms, particularly as a bathroom will be provided. The number of bedrooms would therefore increase from six to eight across both properties.

There is no associated off-road parking, nor can any be provided. The property is located within a row of terraced housing where there is a high demand for the existing on-road parking, which is limited, even with a Residents' Permit Parking scheme on both sides of Mosley Street.

Whilst this raises concerns, as the increased demand for on-road parking can be difficult to absorb without causing loss of amenity for existing residents, these are not to such an extent to raise an objection as outlined in the NPPF. The highway authority also notes that the site is within acceptable walking distance of local amenities and facilities including public transport on Manchester Road which may reduce the reliance on the use of private vehicles.

Parish/Town Council

No response.

Public Response

The nearest neighbours have been notified by letter with one response raising no objections to the proposal however raises concerns regarding damage to the neighbouring property.

Relevant Planning Policy

Pendle Local Plan Fourth Edition (2021-2040)

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Policy DM21 (Design & Quality of Housing) requires residential development to make a positive contribution to the built and natural environment. It sets out that new homes should make efficient use of land.

Policy DM24 (Residential extensions and alterations) states that in defined settlement boundaries residential extensions and alterations will be supported where the amenity of neighbours is retained, and design and materials respect the character of original dwellings.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new 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 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.

Officer Comments

The proposed development is in a residential area situated within Whitefield Conservation Area in the defined settlement boundary of Nelson. 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 Conservation Area Design and Development Guidance SPD advises that new dormer windows will not normally be acceptable unless they are appropriate to the age and style of the building and a feature of the surrounding architecture. The design of dormers must always be sympathetic to the building in terms of position, scale, design and materials. The Design Principles SPD further advises that the front wall of a dormer should normally be set back at least 1m from the front elevation and 0.5m from either side, to prevent it having an overbearing effect on the street scene and adjoining properties.

The proposal is for two pitched roof front dormers and two flat roof rear dormers on the roof slopes. All dormers would be set back from the respective front and back elevations by less than 1m and less than 0.5m from either side. The dormers would dominate the entire roof slope of the dwelling and would have a harmful effect upon the character and appearance of the original dwelling and wider Conservation Area. To the front elevation, this also has a wider effect on the street scene in a terrace which has a simple and uninterrupted roof line especially since dormers are not a characteristic feature of the locality. The proposed dormers are to be clad in grey tiles with UPVC windows. Whilst to the rear a dormer would not be an unacceptable impact upon the visual amenity of the area, the front dormer would cause harm to the character and appearance of the original dwelling and have a wider impact on visual amenity in the Conservation Area.

The proposed development would therefore be contrary to policies DM16 and DM24 of the adopted Pendle Local Plan Fourth Edition (2021-2040), the adopted Design Principles SPD, and the adopted Conservation Area Design and Development Guidance SPD in terms of design.

Heritage Assets

The development lies within Whitefield Conservation Area. The impact on this designated heritage asset needs assessing as part of the application.

The proposed front dormers, by reason of their scale, siting and insufficient setbacks from the front elevation and side roof slopes, would dominate the roof plane and appear visually intrusive within the street scene. This would erode the consistent roofscape that contributes positively to the character and appearance of the Conservation Area. The use of UPVC windows would further detract from the host dwelling's historic character and would not preserve the traditional appearance of the area.

Whilst the rear dormers would have a more limited visual impact due to their location and reduced public visibility, the front dormers would result in less than substantial harm to the significance of the Whitefield Conservation Area through their adverse effect on its character and appearance.

In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must give special attention 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.

Accordingly, the proposal fails to preserve the character and appearance of the Whitefield Conservation Area and would deliver limited public benefit as it relates to private domestic use. As such, the proposal is contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, p.215 of the NPPF, Policy DM18 of the adopted Pendle Local Plan Fourth Edition, and the adopted Conservation Area SPD.

Residential Amenity

The proposed dormers would face habitable room windows to the front and rear. The building already has a relationship of first floor windows to the rear elevations facing the other properties to the rear and the proposed dormer window would be no closer than these existing windows.

The proposed development would therefore be acceptable in terms of residential amenity in accordance with DM16 and DM24 of the adopted Pendle Local Plan Fourth Edition (2021-2040) and adopted Pendle Design Principles SPD.

Highways

The development would not increase the number of bedrooms at the property and therefore would not impact on parking requirements, hence there are no highway implications arising from the proposal.

RECOMMENDATION: Refuse

1. By reason of siting, scale and design the proposed dormers on the front roof slopes would have an unacceptable impact upon the design of the original dwelling and cause harm to the character and appearance of the Whitefield Conservation Area. Whilst it would cause 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 DM16, Policy DM18 and Policy DM24 of the Pendle Local Plan Fourth Edition (2021–2040), the adopted Design Principles SPD and the adopted Conservation Area Design and Development Guidance SPD.

Application Ref: 25/0791/HHO

Proposal: Full: Erection of dormers to front and rear roof slopes.

At 5-7 Mosley Street, Nelson

On behalf of: Mr Ijaz Anwar Dar

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 12th January 2026