

<b>Report Title</b>	<b>PLANNING APPLICATIONS</b>
<b>Meeting</b>	<b>BARROWFORD AND WESTERN PARISHES COMMITTEE</b>
<b>Meeting Date</b>	<b>04TH MARCH 2026</b>
<b>Report Author</b>	<b>NEIL WATSON</b>
<b>Directorate</b>	<b>PLACE</b>
<b>Lead Executive Member(s)</b>	<b>COUNCILLOR L. WHIPP</b>
<b>Wards Affected</b>	<b>BARROWFORD &amp; PENDLESIDE</b>
<b>Public. Part Exempt, or Fully Exempt</b>	<b>PUBLIC</b>
<b>Appendices (if any)</b>	<b>NONE</b>

**PLANNING APPLICATIONS**

**PURPOSE OF REPORT**

To determine the attached planning applications

# REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 04TH MARCH 2026

**Application Ref:** 25/0855/HHO

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

**At** 24 Trough Laithe Road Barrowford

**On behalf of:** Mrs Kauser Anwar

**Date Registered:** 22.12.2025

**Expiry Date:** 16.02.2026

**Case Officer:** Luke Jones

This application has been brought before Committee due to the number of objections received.

## **Site Description and Proposal**

The application site is a semi-detached dwelling situated within the defined settlement boundary of Barrowford. The original dwelling has sand coloured brick walls, a pitched roof and anthracite grey aluminium framed doors and windows.

The proposed development is the erection of a single storey rear extension.

Note that at the time of the site visit, on 7<sup>th</sup> of January 2026, construction of the development had already commenced.

## **Relevant Planning History**

None.

## **Consultee Response**

### **Highways**

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development.

### **Parish/Town Council**

The Council did not respond to the initial application due to the fact that the consultation started on the 22nd December and by the return to work only a short time was left to respond. The Council would have objected to the original application on design and materials. The amended plans submitted 28th January presumably intimate that the walls will be of a similar material to existing finishes on this recently built property. The flat roof design adds nothing to the aesthetics of this building and the additional 20m<sup>2</sup> of additional roof with increase surface water runoff if not disposed of correctly. The 100mm box section guttering and rainwater pipe on the drawing gives no indication of how this water is to be disposed of. Is it to be fed into the existing house drains or is to be allowed to drain into the garden and increase surface water runoff? Or will it be fed into a water attenuation scheme to negate any increase in the surface water runoff rate? The Council objects to this extension on two grounds:

1. A better design would have enhanced the visual amenity but the proposed design diminishes the existing design concept.

2. Adequate disposal of surface water through increased hard surfaces has not been addressed.

As this is one of the first application for an extension to these recently built houses the standard of the design and materials could set a precedent for any future application within this development.

### **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 neighbouring properties have been notified by letter with three responses received raising objections to the following:

- Development is not in keeping with surrounding properties
- Loss of light and cumulative impact harmful to residential amenity
- Overbearing impact on residential amenity
- Loss of privacy
- Noise disturbance
- Devalue the surrounding properties
- No consultation with neighbouring residents prior to building works
- Security concerns and open rear access
- Shared ownership rights and authority to build
- Breach of planning control
- Does not meet building regulations
- Foundation concerns due to local ground conditions
- Inaccurate description of materials
- Alteration of external boundaries and encroachment of No.26
- Insufficient information on surface water management
- Overdevelopment of plot
- Precedent for future applications

### **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 Barrowford. 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 extensions should generally be designed to appear subordinate in scale to the original dwelling. The overall scale of the development should not look out of place in the street scene. Also, extensions should leave adequate garden areas for sitting out, refuse bins, etc.

The proposed development is a circa 5.6m by 3.8m single storey rear extension with a rubber felt flat roof with a height of circa 2.5m. The materials will include sand colour brick walling to match existing, with a grey UPVC glazed double door on the side (south) elevation facing No.26 and a grey UPVC window on the rear elevation. The overall scale is subordinate to the original dwelling and whilst materials do not strictly match the host dwelling, the development would not be visible from public view thereby eliminating any significant impact on the character and appearance of the street scene. The extension also leaves adequate garden area to the rear of the property.

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. 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 approximately 3.8m from the rear elevation of the existing dwelling and therefore would not result in an unacceptable overbearing or overshadowing impact to the directly adjacent neighbours of No.22 and No.26 in line with the guidance of the Design Principles SPD. In assessing privacy impacts, the proposed development includes glazed doors on the side elevation facing No.26 which reaches a head height of approximately 2.1m. Considering the existing circa 1.8m high boundary fencing is in close proximity this would largely screen any potential views to the neighbouring garden of No.26 and would therefore not result in an unacceptable loss of privacy. The proposed rear window would not overlook any adjoining properties due to the significant increase in elevation of the neighbouring properties to the rear.

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 impact on parking requirements hence there are no highway implications arising from the proposal. LCC Highways raises no objection.

## **Other issues**

- Concerns have been raised that bringing the extension closer to the boundary would increase noise disturbance. However, the proposal represents a modest householder extension and general day-to-day domestic noise is not in itself a material planning concern.
- Concerns have been raised regarding potential devaluation of surrounding properties. However, the impact of a development on property values is not a material planning consideration.
- Comments have been made regarding a lack of consultation with neighbouring residents prior to the submission of the application. There is no requirement within planning legislation for applicants to consult neighbours before submitting a planning application. The Local Planning Authority has carried out the required statutory consultation as part of the application process.
- Concerns relating to a breach of planning control are not a material planning consideration as part of the application.
- Matters of site security are raised as an ongoing issue and this development is not considered to directly result in any material harm and therefore cannot be considered as part of the application.
- Issues regarding consulting all relevant owners have been considered, and a revised application form has been submitted to indicate that the required consent has been obtained from all relevant owners.
- Any issues relating to the structural integrity of the development will be assessed under Building Regulations and are not a material planning consideration.
- Concerns around specifications of materials have been resolved with confirmation of specific materials to be used included on the plans

- Concerns regarding alteration of external boundaries and encroachment onto No.26 are civil issues and are not material planning considerations.
- Concerns have been raised around overdevelopment of the plot however the extension is modest in scale and would retain adequate private amenity space to the rear of the dwelling. It would not result in overdevelopment of the site.
- Each planning application is determined on its own merits, having regard to site-specific circumstances and relevant policy. Approval of this proposal would not set a binding precedent for future applications around this area.
- The Parish Council's comments regarding surface water runoff are noted. However, the proposal constitutes a small-scale householder development and, given its limited scale, is not considered to result in a significant increase in surface water runoff or have a material impact on local drainage conditions. It is therefore not considered necessary or reasonable to require additional drainage details as part of this 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:

AB0560-01; AB0560-02 (REVB); AB0560-03; AB0560-04 (REVA)

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

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

**Reason:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

**Informative Notes**

1. 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

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## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NW/MP**

**Date: 04<sup>th</sup> February 2026**