

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	01ST APRIL 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARROWFORD & PENDLESIDE
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

01ST APRIL 2026

Application Ref: 25/0784/FUL

Proposal: Full: Alterations to land levels with associated landscaping and the installation of lighting bollards.

At: Forest Of Pendle Leisure Park, Pasture Lane, Roughlee

On behalf of: Mr Tom Hill

Date Registered: 24/11/2025

Expiry Date: 03/04/2026

Case Officer: Alex Cameron

This application has been brought before Committee at the request of a Councillor.

Site Description and Proposal

The application site is land that forms part of a caravan park set on sloping land above Roughlee. The application site is open land to the south east of the caravan park separated from the park by a dense belt of coniferous trees. The site lies within the open countryside and the Forest of Bowland national Landscape.

The proposed development is the alteration of ground levels to enable the formation of six static caravan pitches on the land. The development is retrospective and involves engineering operations to form stepped level platforms for the caravan pitches. An access to the lane to the south east and internal road and surfacing, drainage, electrical supplies and lighting bollards for the caravans have also been installed.

It should be noted that the land forms part of the original planning permission for the caravan park and there is no limitation in the permission on plot numbers, it is only the engineering operations to alter the land levels that has resulted in the need for a planning application.

The application is retrospective and as built the works comprise bases for fifteen caravans, however, the amended plans proposed for the nine pitches to the south east side to be removed and partially replaced with landscaping leaving only the six pitches to the north west side of the site to remain.

Relevant Planning History

10379 - Use as Caravan Site with 2 caravans with permanent residence - Approved January 1965.

7/7/6152 - construct new access road to caravan site - Approved October 1969

13/83/0146P - Erect bungalow for site-operator on caravan site - Approved March 1983.

13/94/0173P - retain entrance Signage - Consent, May, 1994

13/94/0700p - Erect tractor & plant store - Approved January 1995.

13/08/0487P - Certificate of Lawfulness (Existing Use) Caravan Park South Approved 29/09/2008.

13/09/0539P - Major: Variation of condition 1 of planning permission 10379 to allow year round operation of holiday park - Approved 09/02/2010.

13/10/0260P - Major: Variation of conditions 1 and 6 of planning permission 13/09/0539P relating to occupancy restrictions- Appeal Allowed Permission Varied.

13/12/0348P - Full: Change in ground levels to accommodate additional caravan pitches. Refused and Appeal Dismissed.

17/0145/FUL - Full: Alterations to ground levels and landscaping associated with the formation of 32 caravan pitches. Refused and Appeal Dismissed.

21/0348/FUL - Full: Alteration to ground levels for the formation of 4 no. static holiday caravan pitches with retaining structure (Part retrospective). Approved

Consultee Response

LCC Highways - There is an existing vehicular access to the wider site lower down Pasture Lane towards Roughlee, immediately adjacent to the speed limit transition from 30mph to the National Speed Limit (60mph). A new vehicular access is proposed from the development site onto an unnamed, privately maintained lane leading from Pasture Lane. This lane currently provides access to several residential properties, farms and small industrial premises. It is surfaced in a bound material, it is narrow – only one vehicle wide for most of its length – with no formal passing places, and with no footways or street lights.

Whilst there was a field gate to the site previously the applicant should establish that they have a legal vehicular right of access over this private lane from Pasture Lane to the proposed new site access for the use now proposed.

Public Footpaths FP1317133 and FP1317134 Roughlee Booth pass along the unnamed lane from Pasture Lane to the proposed new access and users would be potentially affected by the increase in traffic movements. Public Footpath FP1317135 Roughlee Booth passes through the site. The line of the Public Right of Way shown on the Proposed Site Plan does not match that of the legally recorded line, shown purple on the map extract below, and which appears to be obstructed by the siting of some of the lodges. The applicant should provide a site plan overlaid onto the Public Rights of Way map.

Subject to the applicant demonstrating that the development would not obstruct the above Public Footpath the highway authority recommends that the following, or similarly worded, informative note is applied to any formal planning approval granted.

The developer should take note of all the public footpaths running through the site, including Public Footpath FP1317135 Roughlee Booth, and take utmost care to ensure that these are 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. An enquiry about permanently diverting or closing the footpath may be made to Pendle Council.

PBC Countryside Access – There are no public vehicular access rights from the lane, the applicant must rely on private access rights if available. The plan submitted does not show the line of existing public footpath FP1317135. The plan should be re-drawn showing the footpath and the proposed diversion so that the effect on the existing footpath is clear.

United Utilities - Due to the current proposal's location relative to our water network, our current position is that we object to the scheme. It appears that no consideration has been given to our water assets, some of which are significant assets, and legal easements which run through the site.

Roughlee Parish Council – objects most strongly to this development. The proposed site forms a substantial part of earlier applications which have twice been rejected on appeal. In addition the proposal is clearly contrary to the Pendle Local Plan Fourth Edition 2021-2040 which is in its final stages and will constitute the statutory development plan for Pendle.

The current application if approved would result in the siting of 12 mobile homes together with significant lengths of access roads and lighting bollards. The overall effect would be a major intrusive and unsightly development resulting in a significant detrimental effect on the natural environment and character of the area.

Previous appeals, notably APP/E2340/W/3188473 of February 2018, concluded that, notwithstanding the 1965 planning permission which included the application site within the established caravan site, the engineering operations required to provide bases for new caravans required permission and the resulting siting of caravans would have a significant detrimental effect on the character and appearance of the countryside and the AONB (now National Landscape Area). The appeal decision (paragraph 15) also considered that the proposal would conflict with the Development Plan for the area.

The development of that part of the appeal site, identified as plot A, was considered by the Inspector as capable of mitigation by planting to screen the site from the road. However the current proposals for this part of the site are significantly different and more intrusive to those put forward under the appeal plot A. In particular the current application introduces a new access road and includes two caravan sites adjacent to the south-west boundary. These elements of the scheme would be highly visible from the road and from the public footpath which runs through the site and as such would be harmful to the character and visual appearance of this area of National Landscape.

As mentioned above the statutory local plan for the area has recently reached its adoption stage. The new plan significantly strengthens the protection of Open Countryside areas and the National Landscape Area. Policy DM11 states that Major development will not be permitted in National Landscape areas unless there are exceptional circumstances (which do not apply in this case). Elsewhere, Policy DM45 dealing with Tourism Facilities is in paragraph 7.85 particularly relevant stating "Additional provision for touring caravans, recreational vehicles (RVs) and tents will be encouraged where appropriate environmental criteria can be met. Within the Forest of Bowland National Landscape an existing concentration of static caravans on sites close to the village of Roughlee occupy prominent locations and detract from their landscape setting. The provision of additional static caravans within the National Landscape will only be acceptable, where applicants can provide robust evidence to demonstrate that their proposals would result in a significant improvement to the appearance of the site and its setting within the National Landscape". Also Policy DM13 restricts outdoor lighting in the open countryside.

Taken together it is clear that the proposed development is clearly contrary to the above Local Plan policies.

In conclusion, the Parish Council have demonstrated that previous planning decisions relating to the application site have found that similar proposals are unacceptable due to their impact on the appearance and character of the area. In addition, recent changes to planning policy have strengthened measures to protect the National Landscape which clearly rule out the proposed development. The Parish Council would therefore request that this application be refused.

Public Response

Site notices posted and nearest neighbours notified. Responses received objecting on the following grounds:

- Impact on the National Landscape and rural open views
- The proposed plans do not match the development on site
- Disregard for previous refusals
- Highway and pedestrian safety impact of additional traffic on the access which is single track with no formal passing places and regularly used by walkers and agricultural traffic
- There are no public access rights and they would not be granted
- Disturbance to farming activities
- Noise and disturbance
- Impact on wildlife and harm to biodiversity
- The development would not be a sustainable development

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 SP09 (Water Management) Requires that developments do not increase flood risk rates and that water quality and groundwater resources are not compromised.

Policy SP13 (Transport and Connectivity) States that new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM10 (Landscape Character) States that development proposals will be expected to respect and wherever possible enhance the landscape in which they are located.

Policy DM13 (Environmental Protection) seeks to minimise air, water, noise, odour and light pollution.

Policy DM14 (Contaminated and unstable land) Development must not result in groundwater pollution. Where the potential to release contaminants into the soil exists, during either the

construction or operational phases of a development, applicants must address the relevant requirements of Policy SP09.

Policy DM11 (Forest of Bowland national Landscape) States that within the Forest of Bowland National Landscape all proposals should address the capacity of the landscape and its ability to accommodate the development. Great weight will to be given to the conservation and enhancement of landscape character; the natural environment; wildlife; cultural heritage and the historic environment. The intimate nature of the landscape means that relatively small-scale development proposals may be significant, depending on the local context.

Policy DM16 (Design & Place Making) Seeks high quality design in all new developments.

Policy DM45 (Tourist Facilities and Accommodation) States that where the proposed development is not ancillary to an existing facility or visitor attraction, it will be necessary to demonstrate that a location within the open countryside is necessary.

Within the Forest of Bowland National Landscape and its immediate setting great weight is given to the conservation and enhancement of the landscape and its scenic beauty. Development within the National Landscape must address the requirements of Policy DM11.

Proposals relating to tourism activities, accommodation and facilities will be considered favourably where they:

- (a) Make effective use of existing redundant buildings of permanent and substantial construction.
- (b) Do not introduce built development into an area devoid of structures (other than where related to agriculture and forestry).
- (c) Are in keeping with the character of the landscape area and reflect the local vernacular, scale, style, features and building materials.
- (d) Replace existing static caravans with log cabins or lodges.
- (e) Make provision for small-scale touring caravans and camping between 1 March and 31 October on a site that is not visible from public roads, open spaces or public footpaths.

National Planning Policy Framework

Paragraph 189 of the Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues. The scale and extent of development should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Principle of the Development

It should be noted that this application does not involve a material change of use of the land, the site is wholly within the site of the extant planning permission for the Forest of Pendle Leisure Park which does not limit the number of caravan plots with it. It is only the engineering operations to form flat platforms for the plots that requires planning permission, for the areas of the site flat enough to site caravans on without requiring engineering operations no application would be required. Taking this into account, that this involves works to an existing facility, the proposed development is acceptable in principle in this location in accordance with policy DM45.

Visual Amenity and Landscape Impact

The application site previously formed part of an application made, refused and an appeal dismissed in 2017. That involved two areas referred to in the appeal decision as Plot A; this site and Plot B; the more steeply sloping area of land to the west of this site.

The Inspector's reason for dismissal predominantly related to the impacts of plot B. The Inspector concluded that the part of the site that is subject to the current application would have no impact on the landscape in longer distance views and its impacts on views from the adjacent lane would be acceptably mitigated by landscaping. The inspector did however conclude that there would be a significant visual impact on the users of the public right of way that runs through the site and this it would not be mitigated to a significant degree by landscaping.

It is important to note however that although Plot A shared the same site as this application that proposed development within Plot A was limited to the north west end of the site and the proposed land level changes were less extensive than what have been undertaken on the site.

As constructed and originally proposed the rows of caravans to the south east of the site would be likely to be visible from across the Vally above and/or to the side of the existing trees, in addition to their visibility from the lane and footpath. Amended plans have been received which reduce the proposed number of plots to 6 contained to the lower north west side of the site adjacent to the tree line. This would adequately screen the proposed caravans in views from across the valley and would enable landscaping to more effectively screen them from the lane and public footpath.

Whilst there would still be some visibility from the public right of way and lane, taking into account the benefits in terms of providing additional tourist accommodation within the National Landscape, the minor harm from that would be outweighed.

Taking all of the above into account the development is acceptable in terms of landscape and visual amenity impacts.

Amenity

The proposed development would raise no unacceptable residential amenity issues.

Trees and ecology

The trees adjacent to the site are subject to a tree protection order, the works as undertaken do not require any mitigation in relation to the trees.

The site has little apparent ecological value and the proposed external lighting is acceptable in terms of its potential impacts, any addition external lighting can be controlled by condition. As this is a retrospective development it is exempt from biodiversity net gain requirements.

Highways

It is proposed for the development to be accessed from the lane to the south east rather than through the existing caravan park. The lane is single width with four passing places in the 500m between pasture lane and the site. A public right of way also runs along the lane.

Queries have been raised by the Council's Countryside Access Officer as to whether the applicant has vehicular access rights along the lane. The lane has been in longstanding use by vehicular traffic for access to farms, dwellings, commercial units and the covered reservoir. A legal opinion has been provided by the Applicant to demonstrate that the Applicant does have access rights along the lane, this is a matter that is only material to the planning application insofar as it relates to highway safety and it should be noted that static caravans could be sited on this land without planning permission being required, it is only the engineering operations to alter land levels that require permission. Taking into account the minor level of traffic that would be likely to be generated by the six caravans the access is acceptable in terms of highway safety.

Amended plans are required showing the route of the existing public right of way through the site. It appears that the definitive route differs from the established route on site and the proposed route which may need to be regularised with a diversion. Plans showing this are awaited.

Drainage

The proposed development is not at unacceptable risk from flooding and acceptable drainage can be ensured by condition. United Utilities have objected on the grounds that they have pipes running through the site and require their positions to be established to ensure that they are not damaged and there are adequate easements for their protection and maintenance. A plan showing the routes of the pipes is awaited to address their objection.

Conclusion

It is recommended that the approval of the application, and any necessary conditions, be delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to an acceptable public right of way plan and the resolution of the United Utilities objection.

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 is acceptable in all relevant regards. 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 development hereby permitted shall be carried out in accordance with the following approved plans: GA3575-LP-01B, GA3575-PSP-01C.

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

2. The development hereby approved shall comprise 6 static caravan pitches in the locations shown in the approved plan only (Drawing No. GA3575-PSP-01C) there shall be no other caravans sited within the application site. Prior to the siting of the first caravan on the land a scheme for the removal of the remaining pitches not approved by this permission and restoration of that land to its original condition (unless otherwise approved), including a timescale for those works, shall have been submitted to and approved in writing by the Local Planning Authority. The land shall thereafter be restored in accordance with those details within the approved timescale.

Reason: To preserve the scenic beauty of the National Landscape.

3. Prior to the siting of the first caravan on the land a detailed landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - a. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - b. an outline specification for ground preparation;

c. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

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

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and preserve the scenic beauty of the National Landscape.

- 4. The external lighting of the development shall be in accordance with the approved details, no other or alternative external lighting shall be installed unless and until details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, type, height, angle of illuminations, intensity and spread of all external lighting and its mode of operation. The external lighting shall be installed and operated in full accordance with the approved details and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To preserve the scenic beauty of the National Landscape and mitigate potential impacts on protected species.

- 5. Prior to the siting of the first caravan on the land, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Application Ref: 25/0784/FUL

Proposal: Full: Alterations to land levels with associated landscaping and the installation of lighting bollards.

At: Forest Of Pendle Leisure Park, Pasture Lane, Roughlee

On behalf of: Mr Tom Hill

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 01ST APRIL 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 was deferred by Committee in March for a site visit.

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 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, 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 20m² 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

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

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE

01ST APRIL 2026

Application Ref: 26/0122/HHO

Proposal: Full: Erection of a single storey extension to the front of the dwelling house with roof lantern.

At: 19 Applegarth, Barrowford

On behalf of: Mr Rizwan Ahmed

Date Registered: 20.02.2026

Expiry Date: 17.04.2026

Case Officer: Luke Jones

This application has been brought before Committee due to a councillor call in.

Site Description and Proposal

The application site relates to a detached two-storey dwelling with an attached garage extending past the principal elevation, situated within the defined settlement boundary of Barrowford. The original dwelling has stone walls, a pitched roof of concrete tiles, and UPVC doors and windows.

The proposed development is the erection of a single storey extension to the front elevation with a roof lantern.

Note that the proposed plans also include other elements of development, including a side extension connecting to the rear of the garage, and the replacement of the garage door with a window on the front elevation. However, these parts of development could be lawfully carried out under permitted development rights and therefore are not considered as part of this application.

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

No response.

Environmental Services (Health)

To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00

- Sundays and Bank Holidays: No noisy works permitted.

Cadent Gas

Your planning application – No objection

After receiving the details of your planning application at 19 Applegarth, we have completed our assessment. We have no objection to your proposal from a planning perspective.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If

your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP).

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

Greenhead Lane – Barrowford has a 15.5 metre Building Proximity Distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection.nw@cadentgas.com quoting your reference at the top of this letter.

Public Response

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

- It would lead to increased roadside parking
- Front extension would block views of the road causing highway safety risks
- Side extension would restrict light and affect privacy of neighbour
- Clarity of the plans is needed
- Design statement is not provided

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 located within a residential neighbourhood in 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 there is a general presumption against extensions to the front of a property, reflecting the importance of protecting the character and appearance of the existing street scene. Flat roof extensions will not normally be appropriate, particularly where the roof form would be prominent in the street scene or inappropriate to the character of the property.

The proposal seeks the erection of a single-storey front extension measuring approximately 4m by 4m. The extension would feature a flat roof with a height of 2.55m and incorporate a roof lantern. The proposed materials comprise stone walls with UPVC doors and windows.

The siting of the extension to the front of the dwelling would introduce a form of development that is not characteristic of either the host dwelling or the wider street scene. Whilst several properties within the street include garages that project forward of the principal elevation, these are integrated elements of the original house design and appear as a consistent feature within the street scene. The proposed extension would instead project forward as an additional built form, resulting in an extended frontage that would appear visually intrusive and out of keeping with the established pattern of development.

Furthermore, the proposed flat roof form is considered contrary to the guidance set out within the SPD. Given the prominent location of the extension on the principal elevation, the flat roof would be readily visible from the adjacent highway and would appear incongruous when viewed in relation to the host dwelling and surrounding properties.

The proposal would therefore be unacceptable in design terms and would fail to preserve the character and appearance of the street scene. The development is therefore contrary to Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Residential Amenity

The Design Principles SPD advises that extensions should be designed to avoid obstructing the outlook of neighbouring dwellings or detracting from their residential amenity. In this regard, development will not normally be supported where it breaches the 45-degree rule when measured from the nearest habitable room window of an adjoining property.

The proposed front extension would not be in close proximity to neighbouring properties and therefore would not give rise to any overbearing or overshadowing impacts.

In terms of privacy, the glazing proposed on the front and side elevations would not give rise to unacceptable overlooking. Any views towards neighbouring properties would be across the public highway, and views across a highway are not generally considered to result in unacceptable overlooking or loss of privacy as there is no reasonable expectation of a high level of privacy in such circumstances.

The proposed development would therefore not result in unacceptable harm to neighbouring residential amenity.

Highways

The development would not increase parking requirements and would retain the existing parking space at the front of the dwelling. Whilst works to the garage under permitted development would reduce the internal parking provision from two spaces to one, sufficient space would remain within the driveway area to accommodate vehicles.

Concerns have been raised by local residents regarding the potential for the extension to obstruct visibility at the nearby highway junction, given the property's corner plot position. However, the extension would be set behind the furthest projecting elevation of the existing garage and set in sufficiently from the side elevation of the main dwelling. Also considering the modest height of the extension, it is not considered that the development would materially affect highway visibility or result in a highway safety risk.

Therefore, the development would accord with Policy DM37 of the Pendle Local Plan Fourth Edition (2021-2040) hence there are no highway implications arising from the proposal. LCC Highways raises no objection.

Other considerations

- Concerns have been raised by members of the public regarding the proximity of a proposed side extension to the neighbouring property. However, this element of development does not form part of the current planning application as it falls within permitted development rights. As such, it cannot be considered in the determination of this application.
- Concerns have been raised by members of the public regarding discrepancies within the submitted plans. This is noted; however, the submitted drawings are considered to sufficiently illustrate the proposal to enable the Council to make an informed planning judgement.
- Concerns have been raised by members of the public regarding the absence of a design statement to support the proposal. Given the small-scale nature of the proposed development, it is not considered necessary in this instance to provide a design statement and sufficient information has been provided to assess the proposal.

RECOMMENDATION: Refuse

1. By reason of its flat roof form and forward projection ahead of the principal elevation of the existing dwelling the proposed extension would have an unacceptable impact on the character and appearance of the existing dwelling and wider street scene, contrary to Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Application Ref: 26/0122/HHO

Proposal: Full: Erection of a single storey extension to the front of the dwelling house with roof lantern.

At: 19 Applegarth, Barrowford

On behalf of: Mr Rizwan Ahmed

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 10th February 2026