

Development Management Committee Update Report 14th April 2026

26/0002/HHO: 85 Walton Lane, Nelson

Officer Comments

Amended plans have been received which reduce the depth of the proposed two-storey rear extension from 4m to 3.5m and replace the previously proposed flat roof with a pitched roof, resulting in a ridge height of 6.25m. The proposed outbuilding has also been amended, with the roof form altered from a pitched roof to a flat roof and the overall height reduced to 2.5m.

Design and Materials

The introduction of a pitched roof to the two-storey rear extension represents an improvement in design terms and is more consistent with the guidance set out within the Design Principles SPD. Taking this into account, along with the reduction in depth to 3.5m, the proposed extension would be acceptable in terms of design.

The outbuilding would incorporate a flat roof with a reduced height from 3.6m to 2.5m. Whilst a pitched roof is generally preferable, a flat roof for a single-storey outbuilding would not have an adverse impact on the character or appearance of the host dwelling or wider area.

Whilst the outbuilding would introduce a notable expanse of built form within the rear garden, it is acknowledged that a structure of a similar scale could be constructed under permitted development rights. On balance, the outbuilding is considered acceptable in design terms.

Overall, the development is therefore acceptable in terms of design.

Residential Amenity

The reduction in depth of the two-storey rear extension from 4m to 3.5m would lessen its impact to a degree. However, the extension would remain positioned immediately adjacent to the boundary with No. 83 and would continue to present a two-storey built form in close proximity to the neighbouring windows.

The extension would breach the 45-degree line when measured from the nearest ground floor habitable room window as well as the nearest first floor window. This would be contrary to the guidance set out in the Design Principles SPD. As such, this would result in an overbearing impact, increased sense of enclosure and a harmful loss of outlook to the occupiers of No. 83. The proposal would therefore still result in unacceptable harm to the residential amenity of the occupiers of No.83 contrary to Policies DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021–2040) and the adopted Design Principles SPD.

The proposed reduction in height of the outbuilding to 2.5m would mitigate any harmful overbearing impacts to the directly adjacent properties along Pinfold Place. It

is also important to consider that this outbuilding could lawfully be constructed under permitted development. Considering this fallback position, the proposed outbuilding would not result in materially greater impacts than could already occur under permitted development rights. The outbuilding would therefore not result in any unacceptable amenity impacts.

RECOMMENDATION: Refuse

1. The two-storey rear extension would result in an oppressive relationship with the adjoining dwelling being overbearing and result in an unacceptable impact on the living environment of the occupants of number 83. The proposal is therefore contrary to Policies DM16 and DM24 of the adopted Pendle Local Plan Fourth Edition (2021–2040) and the principles in the adopted Design Principles Supplementary Design Guide.