

Report Title	PLANNING APPLICATIONS
Meeting	BARROWFORD AND WESTERN PARISHES COMMITTEE
Meeting Date	10TH JUNE 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

10TH JUNE 2026

Application Ref: 26/0216/FUL

Proposal: Full: Change of use of land to residential curtilage and the erection of a summerhouse and boundary fencing.

At 28 Parrock Road, Barrowford

On behalf of: Mr And Mrs Cotterill

Date Registered: 20.04.2026

Expiry Date: 15.06.2026

Case Officer: Luke Jones

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

Site Description and Proposal

The application site is a parcel of agricultural land directly to the rear of 28 Parrock Road, situated within the defined settlement boundary of Barrowford.

The proposed development involves the change of use of an area of open land to residential curtilage (approximately 83 square metres), and the erection of a summerhouse and boundary fencing around the perimeter of the extended curtilage.

Note that this is a retrospective application.

Relevant Planning History

13/04/0193P – Full: Erection of double garage and workshop to rear with granny annex above and extend kitchen to side. REF.

13/04/0617P – Full: Erection of double garage and workshop to rear with granny annex above and extend kitchen to side. APPCON.

13/06/0075P – Full: Erection of Garden Shed and Green House (Retrospective). APPCON.

25/0434/HHO - Full: Erection of a summerhouse. INV.

26/0137/HHO - Full: Erection of a summerhouse. INV.

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

Objection: The piece of land outside the current curtilage of 28 Parrock Road was technically a greenfield site formally used for agriculture and sets the backdrop to one of the ancient trackways

which connected villages farms and hamlets possibly as far back as the 15th century. The already erected summerhouse with its close proximity to the footpath does nothing to enhance the setting and amenity of this well used PROW. There have been numerous precedents set regarding change of use from greenfield to garden in recent years and this is one where the benefit to the many locals and visitors who use this path as access to the wider Pendleside, and should be Refused on those grounds.

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.

PBC Public Rights of Way Officer

No response.

Environment Officer Trees/Landscape

Having reviewed the application, I note that this is a retrospective application. There are two trees located either side of the property which are protected by Tree Preservation Order No. 5 (2004) – Parrock Road, Barrowford.

The summer house has been erected in close proximity to the Root Protection Areas (RPA) of the protected trees. Ideally, the presence of the TPO trees and their RPAs should have been fully considered prior to the commencement of development.

Following a site visit to the neighbouring property, I observed over the boundary fencing that the tree appears slightly higher than at the application property and that ground levels within the root protection area are also elevated.

Should the Local Planning Authority be minded to grant permission, I would recommend that conditions be attached requiring that:

- No hardstanding, surfacing, or ground compaction shall take place within the Root Protection Areas of the protected trees;
- No further development works shall be undertaken within the Root Protection Areas;
- No materials, plant, machinery, or spoil shall be stored within the Root Protection Areas at any time.

These measures are recommended in order to safeguard the long-term health and amenity value of the protected trees.

Public Response

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

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

Principle of Development

The site is located within the defined settlement boundary of Barrowford outside the established domestic curtilage of the property.

The proposal involves the extension of domestic curtilage into an area of open greenfield land. The land is not designated as protected open space or local green space within the adopted development plan.

Accordingly, there are no underlying policies that would prevent the development in principle. The principal material considerations for the application are as follows:

Design and Visual Impacts

The Design Principles SPD states that outbuildings should appear subordinate to the host dwelling and be carefully designed and sited so as not to detract from the character of the garden or wider area. Development should respect its surroundings and maintain visual compatibility within the street scene.

The proposal includes a summerhouse measuring approximately 6.65m by 4.45m with a flat sloped roof reaching a height of 2.9m. The building would be finished in composite oak-effect cladding, a composite insulated roof, anthracite grey aluminium bi-fold doors, and anthracite grey UPVC window frames. The design also incorporates a 1m roof overhang to the rear elevation.

Whilst the development would be visible from the adjacent Public Right of Way (PROW) FP1302025, it would remain single storey in scale and subordinate in form to the host dwelling. The use of sympathetic materials would reduce its visual prominence and assist in integrating the structure into its garden setting.

The proposal also includes 1.8m high timber fencing to border the extended curtilage. This form of boundary treatment is consistent with residential development within the locality and would not appear incongruous within the wider street scene or PROW context.

Whilst the development would result in the enclosure of an area of previously open greenfield land, the extent of the encroachment is limited and would not extend beyond the established pattern of rear garden boundaries to the north. The PROW would also remain unobstructed and fully functional.

Overall, the development is of an acceptable design, scale and appearance which would not result in unacceptable harm to the character and visual amenity of the area, in accordance with Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Residential Amenity

The extended curtilage would be approximately 19m from the nearest residential properties to the rear. Given this separation distance and the domestic nature of the use, the change of use of the land would not result in any unacceptable impacts on neighbouring residential amenity.

The proposed summerhouse would be sited approximately 1m from the side boundary with No.30 Parrock Road. No.30 includes existing rear extensions which project beyond the rear elevation of the application site. When measuring from the nearest ground floor rear window the 45-degree line would not be breached. Also, given the limited height of the summerhouse, there would be no unacceptable overbearing or overshadowing impacts.

The boundary fencing, at 1.8m in height, would also not result in any unacceptable overbearing or overshadowing impacts given its limited height.

The summerhouse includes openings to the front and rear elevations only. Rear windows would face towards the rear elevation of the application site itself, while front-facing openings would face the PROW and would not result in direct overlooking of neighbouring properties given the separation distance of approximately 19m.

A small area of decking (approximately 0.15m above ground level) is proposed to the front elevation of the summerhouse. Given the limited height, this would not result in any materially different views towards neighbouring properties than already occurs. The 1.8m high boundary fencing would also provide some screening towards the rear garden of No.30.

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.

Biodiversity Net Gain

The application is retrospective and therefore exempt from Biodiversity Net Gain requirements.

Other considerations

The Council's Tree Officer has reviewed the proposal and noted there are trees around the site protected by Tree Preservation Order No. 5 (2004). Given that works for the development have already taken place, it is not appropriate in this case to include conditions to protect the TPOs during development.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Proposed Plans and Elevations
Proposed Block Plan

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

2. 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. To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:
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 - Saturday: 08:00 – 13:00
 - Sundays and Bank Holidays: No noisy works permitted.

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LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 18th May 2026