

Barrowford and Western Parishes Committee Update Report 10th June 2026

26/0216/FUL: 28 Parrock Road, Barrowford

Consultee Comments

Cadent Gas

No objection.

Parish/Town Council

Revised comments from Barrowford Parish Council:

Objection: This application has proved torturous in ascertaining the nature of the application in many ways through, several variations and amendments.

1. Application: erection of summer house (retrospective). After queries by the Parish Council regarding whether the proposed development was within the defined curtilage of the dwelling.
2. Application Change of use of land to residential Curtilage and erection of summer house (retrospective). The Parish Council thought the land was currently classed as Green Field not Open Space.
3. The current new/revised application now also includes the high boundary fence to the Ancient PROW. (retrospective)

The strip of Green Field land running between the row of houses and the path was presumably left out of the curtilage at development stage of these dwellings to provide a buffer zone. The applicant has in fact built a high fence for which planning permission was required which has adversely diminished the visual amenity of the PROW. If the applicant had applied for planning permission for this fence the Parish Council would have objected strongly to the loss of amenity to this well used path. The summer house was built on a Green Field site and through its scale height and overhanging roof which is in close proximity to the fence with no planning permission, this again adversely affects the setting and amenity of this well used PROW. The fact that the erection of the summer house took place in close proximity to TPO trees and required consultation with the tree officer regarding the protection of both the tree and its root system and an appropriate protection plan being put in place prior to construction work beginning was not done and any damage to the root systems cannot be gauged is a concern. This factor along with the fact every aspect of planning requirements was ignored by the land owner and the Green Field space developed. If the correct procedure had been followed the detrimental effect could have been gauged before it was built. The Parish Council feel that to rubber stamp this application through, despite the fact that the fence and building have been built is a travesty of the planning system. The Parish Council's reason for refusal is and was a subjective one with no right or wrong answer at appeal. The Council could refuse this application as having costs awarded against the Authority is not clear cut.

Officer Comments

The concerns relating to the design, visual amenity and impact on the Public Right of Way have been fully assessed within the full committee report.

It is acknowledged that the development has been carried out in close proximity to trees protected by Tree Preservation Order No. 5 (2004). Given the retrospective nature of the application, it would not be reasonable or enforceable to impose conditions requiring tree protection measures during construction.

The retrospective nature of the application is acknowledged; however, retrospective planning applications must be determined on their planning merits.

As such, the matters raised do not alter the overall assessment of the proposal and the recommendation remains unchanged.