

Neson, Brierfield & Reedley Committee Update Report 07th September 2026

26/0119/FUL St Georges Social Centre, Vaughan Street, Nelson

LCC Highways – The amended parking layout is acceptable.

Officer Comments

An amended parking layout has been submitted in accordance with LCC Highways comments, the amended parking layout is acceptable.

A bat emergence survey has been carried out of the existing building in the past week in accordance with the recommendations of the preliminary ecological assessment and a bat emergence has been observed. It is recommended that the approval of the application, and any amended of additional conditions necessary, is delegated to the Assistant Director, Planning, Building Control and Regulatory Services subject to the receipt of the bat survey report and any further details required in relation to bats.

26/0474/HHO 16 Berkeley Street, Nelson

Officer Comments

Amended plans have been received reducing the depth of the proposed single-storey rear extension from 5.15m to 4m. This amendment brings the proposal in line with the general guidance contained within the Design Principles SPD in relation to assessing overbearing and overshadowing impacts on neighbouring properties.

Given its reduced depth of 4m, which accords with the SPD guidance, together with its limited height, the proposed extension would not result in any unacceptable overbearing or overshadowing impacts on the occupants of Nos. 14 and 18.

The proposal is therefore acceptable in residential amenity terms, in accordance with Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.

Accordingly, the second reason for refusal has been addressed and is therefore withdrawn. However, the first reason for refusal remains unchanged and the application is therefore recommended for refusal.

RECOMMENDATION: Refuse

1. By virtue of its position to the front elevation of the dwelling, the proposed front dormer would have an unacceptable impact upon the design of the original dwelling and in turn cause harm to the wider character and appearance of the street scene, in conflict with Policy DM16 and Policy DM24 of the adopted Pendle Local Plan Fourth Edition (2021-2040) and the adopted Design Principles SPD.