

Application Number:	2024/0412	Application Type:	Householder
Proposal:	Householder: Part retrospective planning approval for a single-storey extension to front of property	Location:	1 Barlow Fold Cherry Tree Lane Rawtenstall Rossendale BB4 6EG
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	01.04.2025
Applicant:	Mr Gary Bretherton	Determination Expiry Date:	04.04.2025 – Time extension agreed
Agent:	David Hancock		

Contact Officer:	Chris Dobson
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Yes – Agent is Councillor Hancock

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That the application should be approved subject to conditions.

2. APPLICATION SITE

The application site is a two-storey dwelling of stone and stone slate construction. The dwelling is a back-to-back property occupying the east facing part of the terrace with views towards a recreation playing field. Due to the dwelling being a back-to-back dwelling, the principle elevation is considered to be the easterly facing elevation and not the gable elevation of the terrace.

The site is accessed from Cherry Tree Lane and Bury Road in the town of Rawtenstall. The site is located within the urban boundary.

3. RELEVANT PLANNING HISTORY

No relevant planning history

4. PROPOSAL

The applicant proposes the addition of a single storey extension to the principle elevation of the dwelling. The extension is proposed to extend by 1.85m from the existing principle elevation wall and run for 3.5m along the width of the elevation. A stone slate mono-pitched roof is proposed to be added including the addition of two roof-lights. The extension is proposed to be finished with cement render and will include two window opening to the front elevation.

The plans have been modified from those originally submitted with the first floor element of the scheme being removed.

5. POLICY CONTEXT

Policy Considerations

National Planning Policy Framework

Section 12 Achieving well-designed places

Development Plan Policies

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy ENV1: High Quality Development in the Borough

Policy HS9: House Extensions

Other Material Planning Considerations

RBC Alterations & Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

No consultees consulted

7. REPRESENTATIONS

In order to publicise the application consultation letters were sent to surrounding neighbours on 23.01.2025 with a site notice posted at the site on 24.01.2025.

No comments/objection have been received

8. ASSESSMENT

Principle

The application site is located within the Urban Boundary of Rawtenstall as defined by the Council's adopted Development Plan. The proposal is therefore considered acceptable in principle.

Impact upon the character and appearance of the host dwelling and surrounding street scene.

The NPPF section 12 advises that planning decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character.

Policy ENV1 of the Local Plan seeks high quality development in the borough and advises that:

"All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including, as appropriate, each of the following criteria: a) Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;"

Policy HS9 relates to House Extensions and states that *"Permission will be granted for the extension of dwellings provided that the following criteria are satisfied: a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design, fenestration (including dormer windows) and materials, without innovative and original design features being stifled."*

The Alterations and Extensions to residential development SPD advises that proposals for domestic extensions should *"achieve a high standard of design and gives the appearance of being part of the original building and Specific features, such as doors, windows and roof style and eaves, should particularly reflect the dwelling's original shape, size, alignment and architectural integrity;"*

Proposals should also *"complement the original building through the use of matching materials and by reflecting the design, massing, bulk, detail, proportion, scale and style of the original building, so as not to dominate it."*

Section 3.3 of the SPD specifically provides guidance in relation to front extensions/porches. The states as follows:

“Generally, there will be a presumption against extensions at the front of a property due to the need to protect the character of existing street scenes. A small scale extension to the front of a property may be acceptable and the most common proposals are for front porches.”

From the case officers site visit it was clear that development work had begun to construct the extension. This had been undertaken using a stone which was not considered to appear consistent with the existing stone in place on the host dwelling. Following discussion between the case officer and the applicant's agent, the proposed plans have been changed during the course of the application. These now show the development to be a single storey addition rather than a two-storey extension and the change in material from the ill matching stone to render. Changes have also been made to the windows and roof lights proposed to ensure they appear in keeping with the windows within the principle elevation of the host dwelling.

When considering the guidance within the SPD, it is accepted that the extension is slightly larger than a traditional porch extension and would not therefore fully comply with section 3.3 relating to front extensions/porches. Each application submitted is however to be assessed on its own merits and in this instance whilst it has been determined that the development would be attached to the principle elevation of the dwelling, this has the visual appearance of being the rear elevation when viewed within the context of the row of terraced dwellings as a whole. As such, it is not considered that the addition of the single storey extension of the size and design now proposed would appear incongruous to either the host dwelling or the street scene as a whole.

The use of cement render for the extension is considered the most appropriate material in this instance. The extension is relatively modest in terms of its scale and a number of the surrounding dwellings already contain render (or are painted white) to their rear elevations. It is also noted that the extension has started to be constructed using an ill-matching stone which appears incongruous with the use of render considered to provide a more suitable contrast to the natural stone in place to the principle elevation of the dwelling.

Overall, following the amendments made, the development work now proposed is considered acceptable in relation to the impact upon the character and appearance of the host dwelling and surrounding street scene.

Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS9 of the Local Plan and the SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking, outlook and overshadowing are taken into consideration below.

It is noted that the existing dwelling of No.1 Cherry Tree Lane sits at a perpendicular angle to the applicant's dwelling and contains a conservatory which affords views directly into the amenity space to the front of the principle elevation of the dwelling. The original proposal submitted contains windows within the side elevation of the ground floor extension which would have directly faced the conservatory and contravened the separation distance guidance as set out within the SPD. The amended plans submitted remove these windows with the side elevation facing towards No.1 Cherry Tree Lane now being fully rendered. Whilst the addition of the extension would bring forward the windows within the principle elevation of the dwelling, the views from these would still remain at a 90 degree angle to No.1 Cherry Tree Lane with this not significantly differing from the existing arrangements. In addition to this, the amount of light currently enjoyed into the conservatory of No.1 Cherry tree Lane by the occupants is not considered to be significantly reduced and the outlook from this window will not be significantly diminished.

No comments/objections have been received during the neighbour consultation phase.

The development is therefore considered acceptable in terms of neighbour amenity.

Highway Safety / Access

The development does not have any implications upon highway or access matters.

9 RECOMMENDATION

That the application should be approved subject to conditions.

CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	14.10.2024
Block Plan	16031.2	22.01.2025
Layouts	16035.2B	14.02.2025
Elevations	16035.1B	14.02.2025

Reason: To define the permission and in the interests of the proper development of the site.

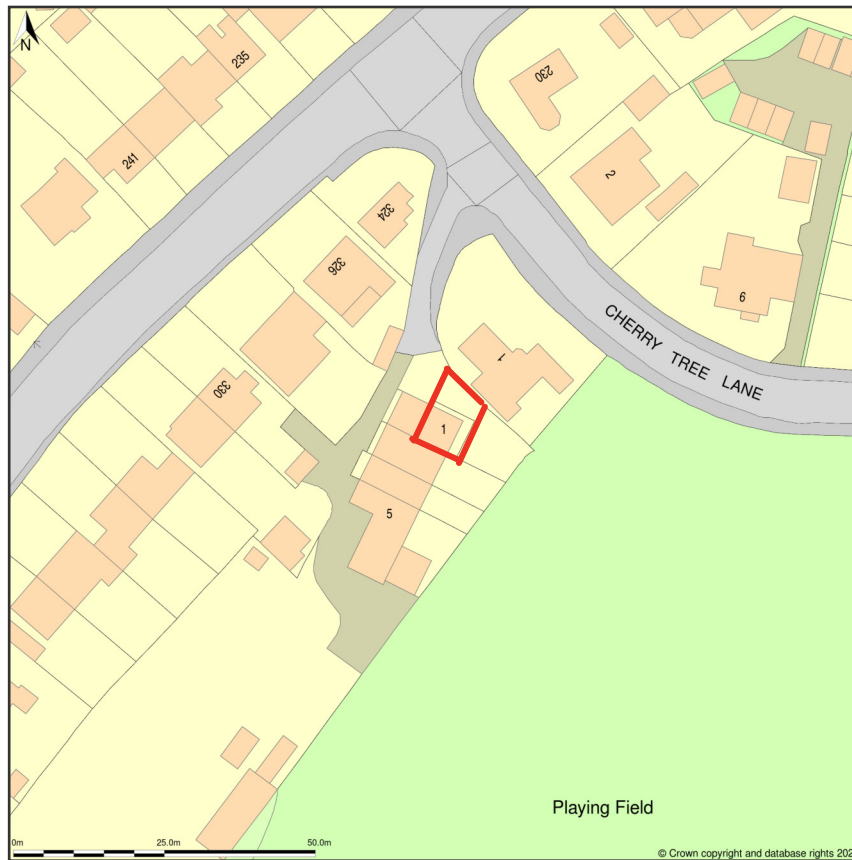
- 3) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

INFORMATIVE

- 1) The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

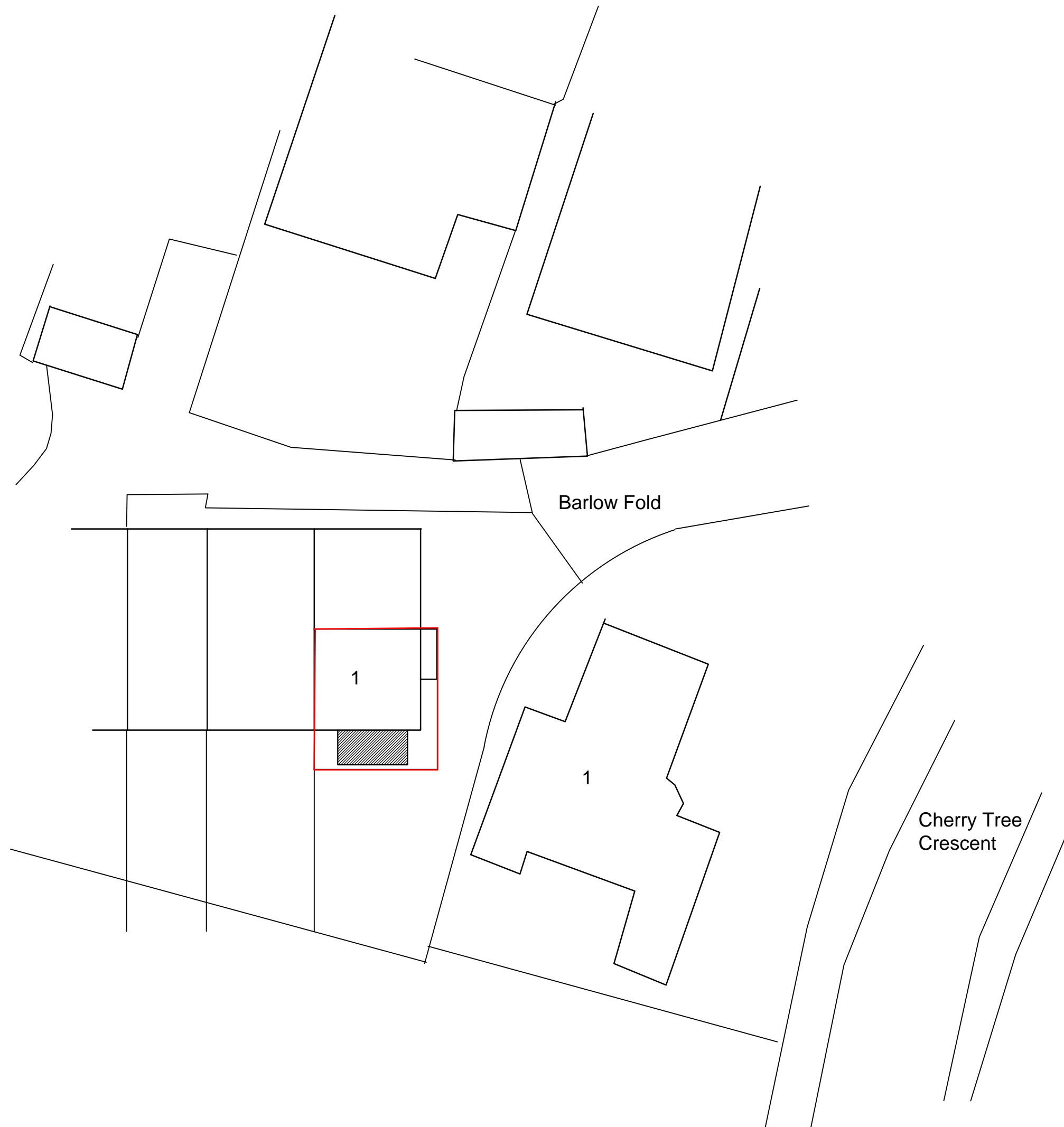
1, Barlow Fold, Cherry Tree Lane, Rawtenstall, Rossendale, Lancashire, BB4 6EG



Location Plan shows area bounded by: 380457.22, 421889.17 380598.64, 422030.59 (at a scale of 1:1250), OSGridRef: SD80522195. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Drawing

Location Plan

Address

1 Barlow Fold Rawtenstall

Client

Dwg No

16031.2

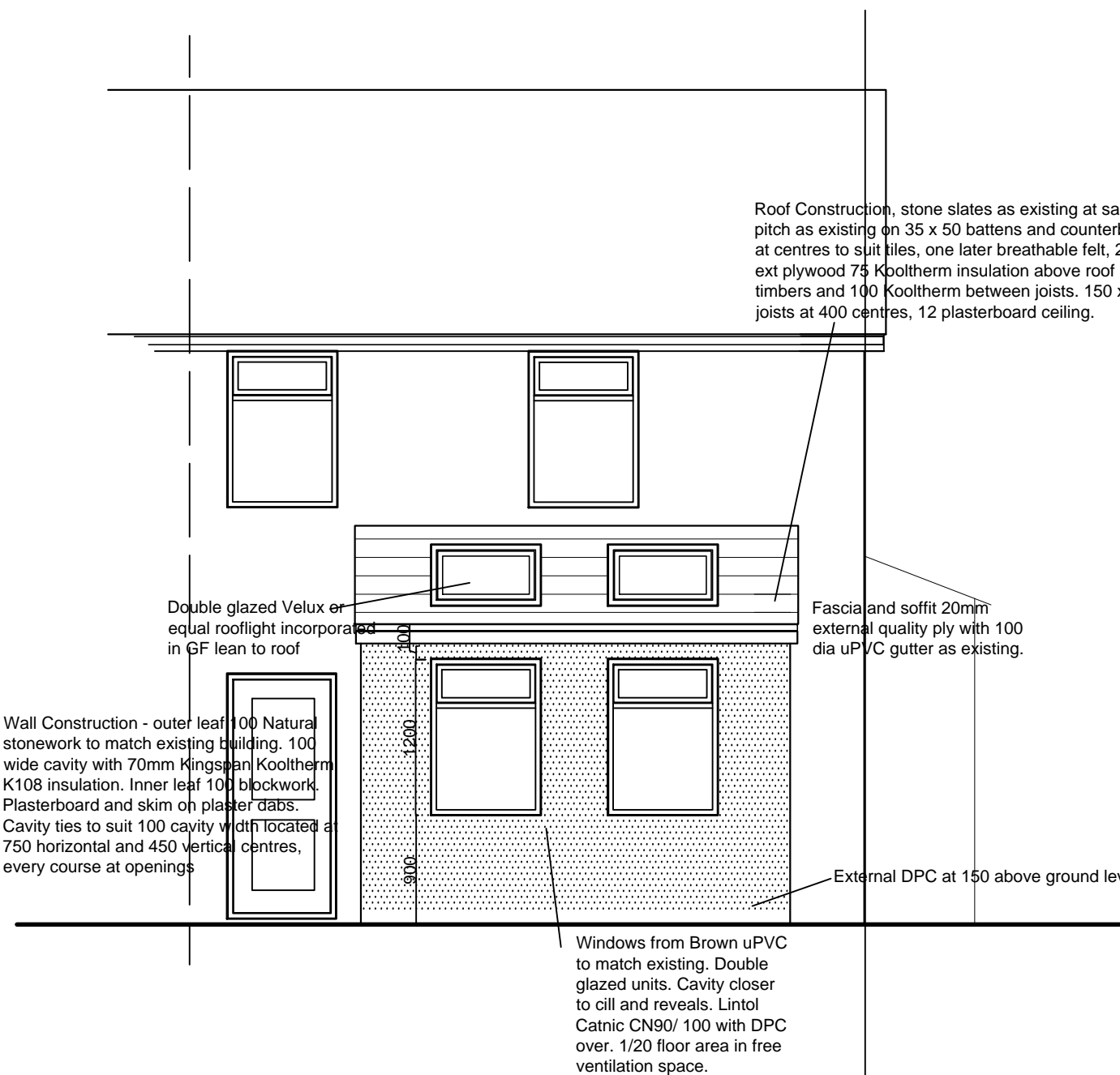
Scale

1:200

DJ Hancock Design
22 Croft Street
Bacup

Tel 01706 5635021

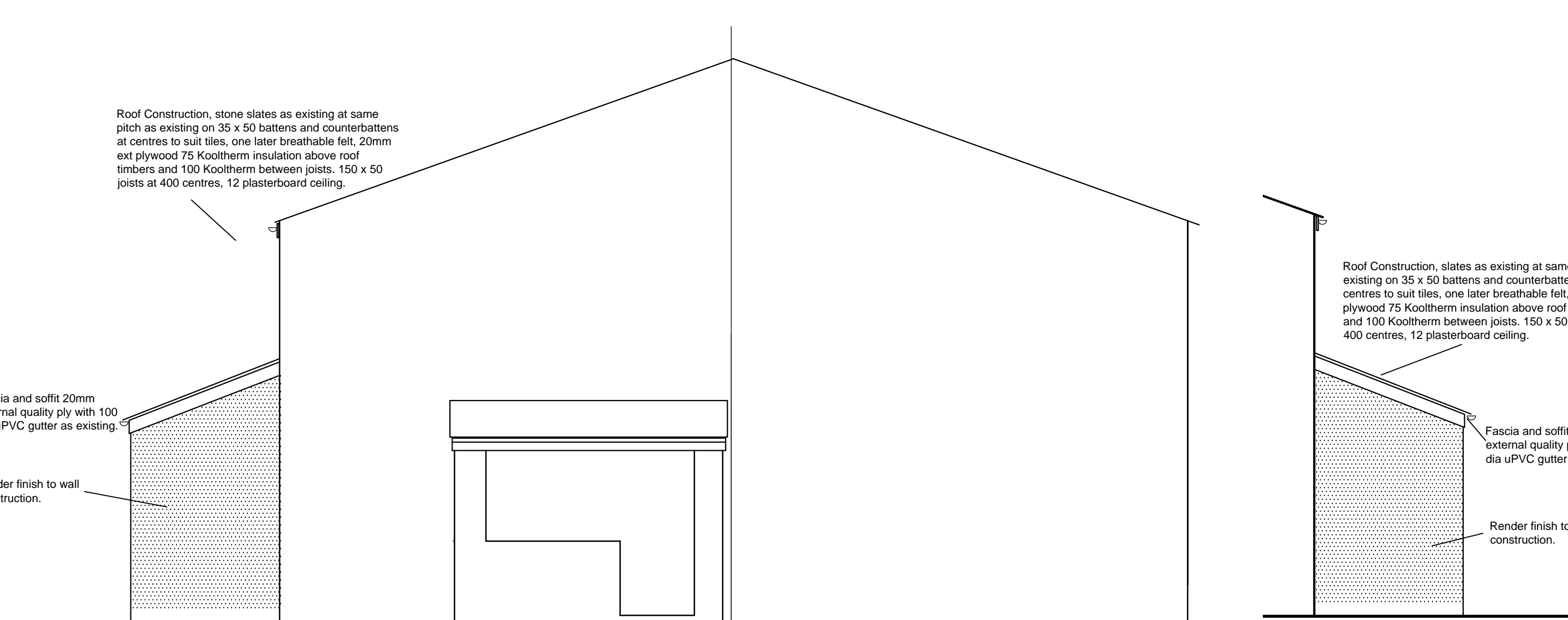
Mob 07599 008 791



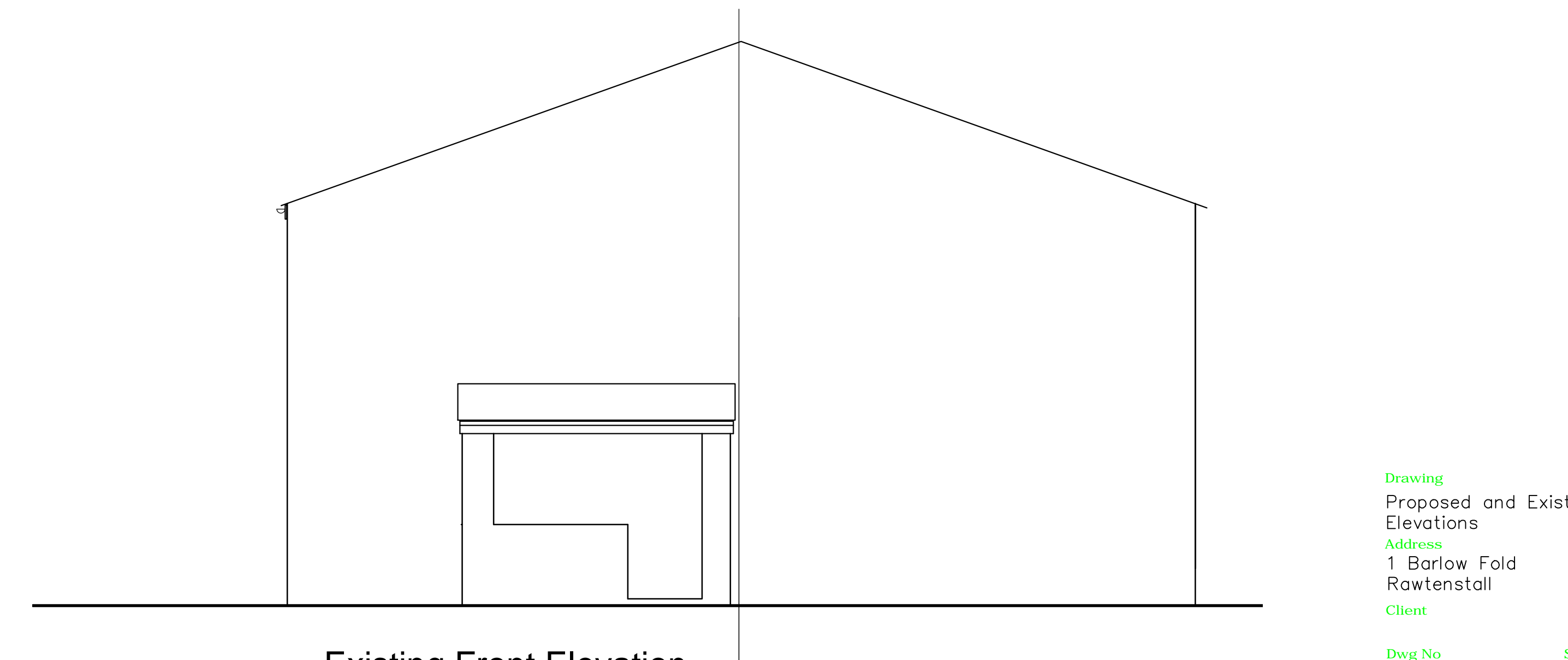
Proposed Side Elevation



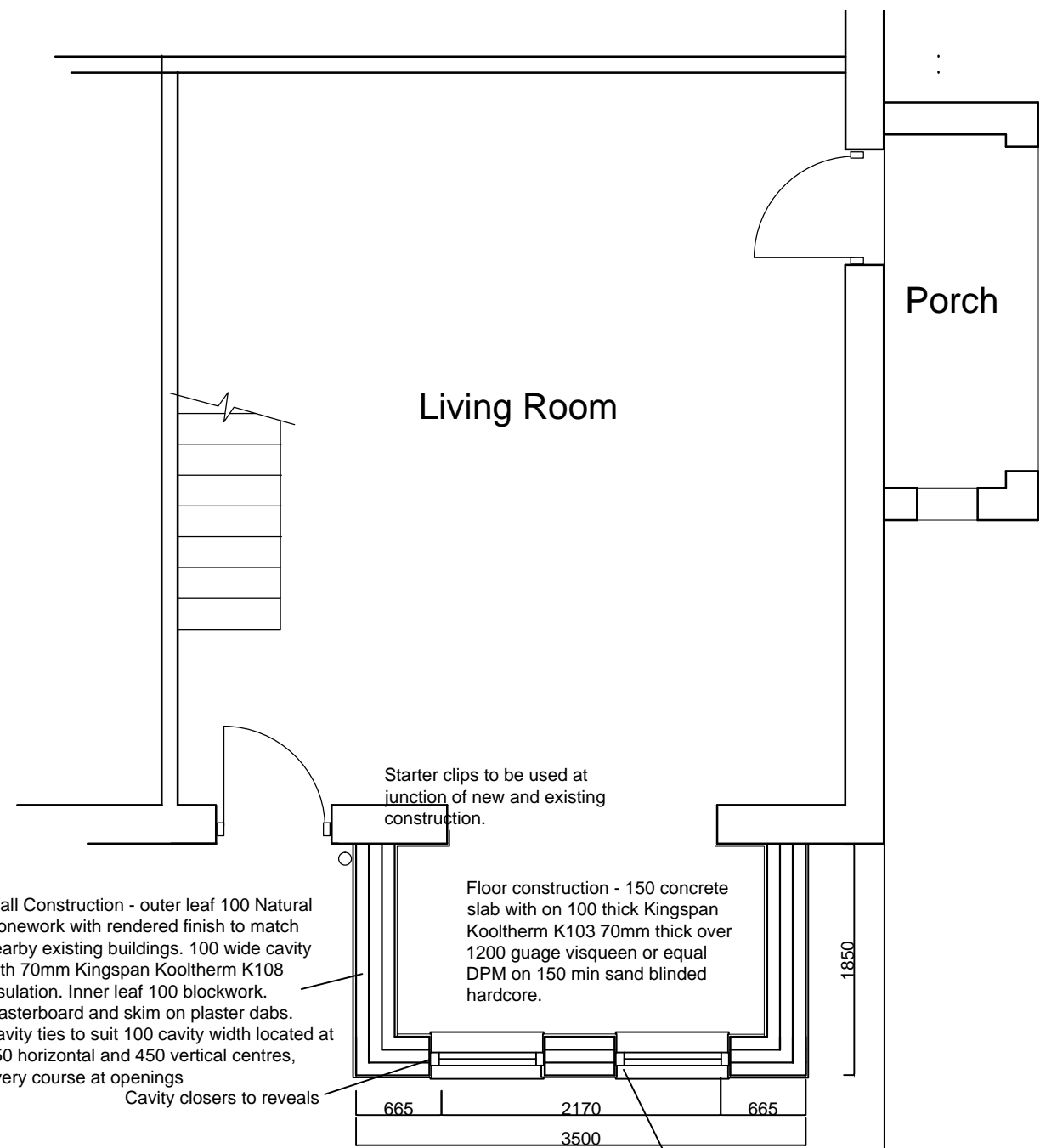
Existing Side Elevation



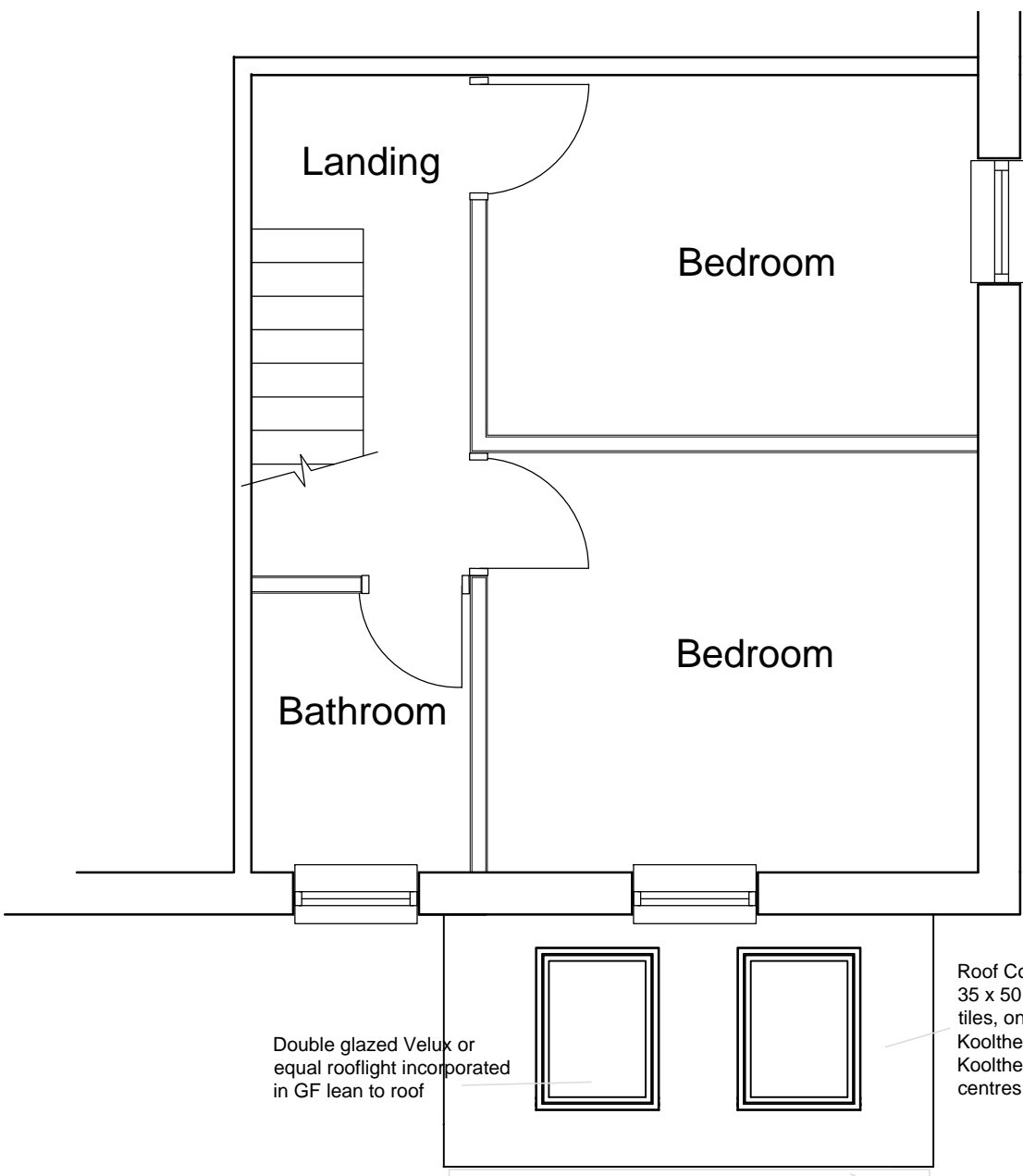
Proposed Front Elevation



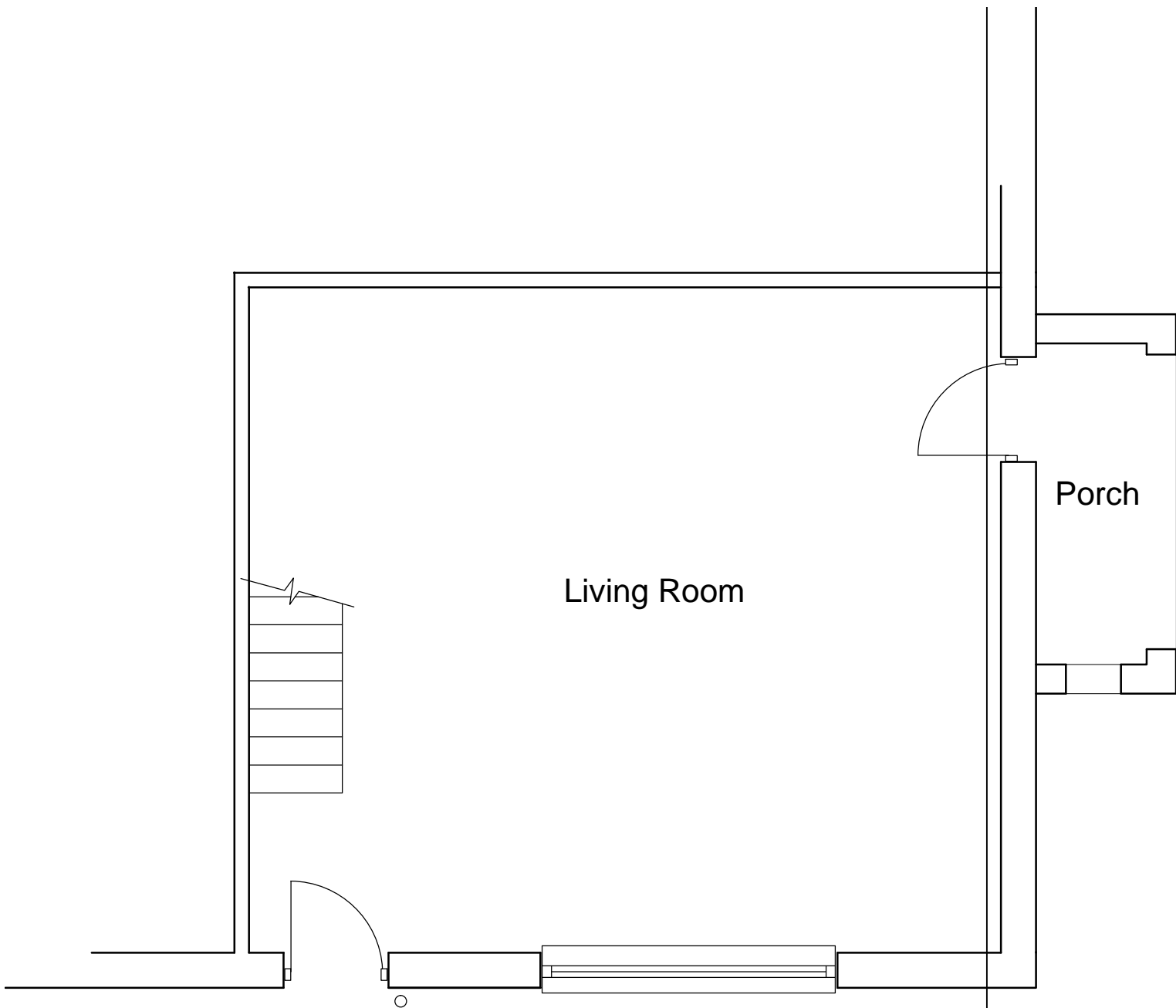
Existing Front Elevation



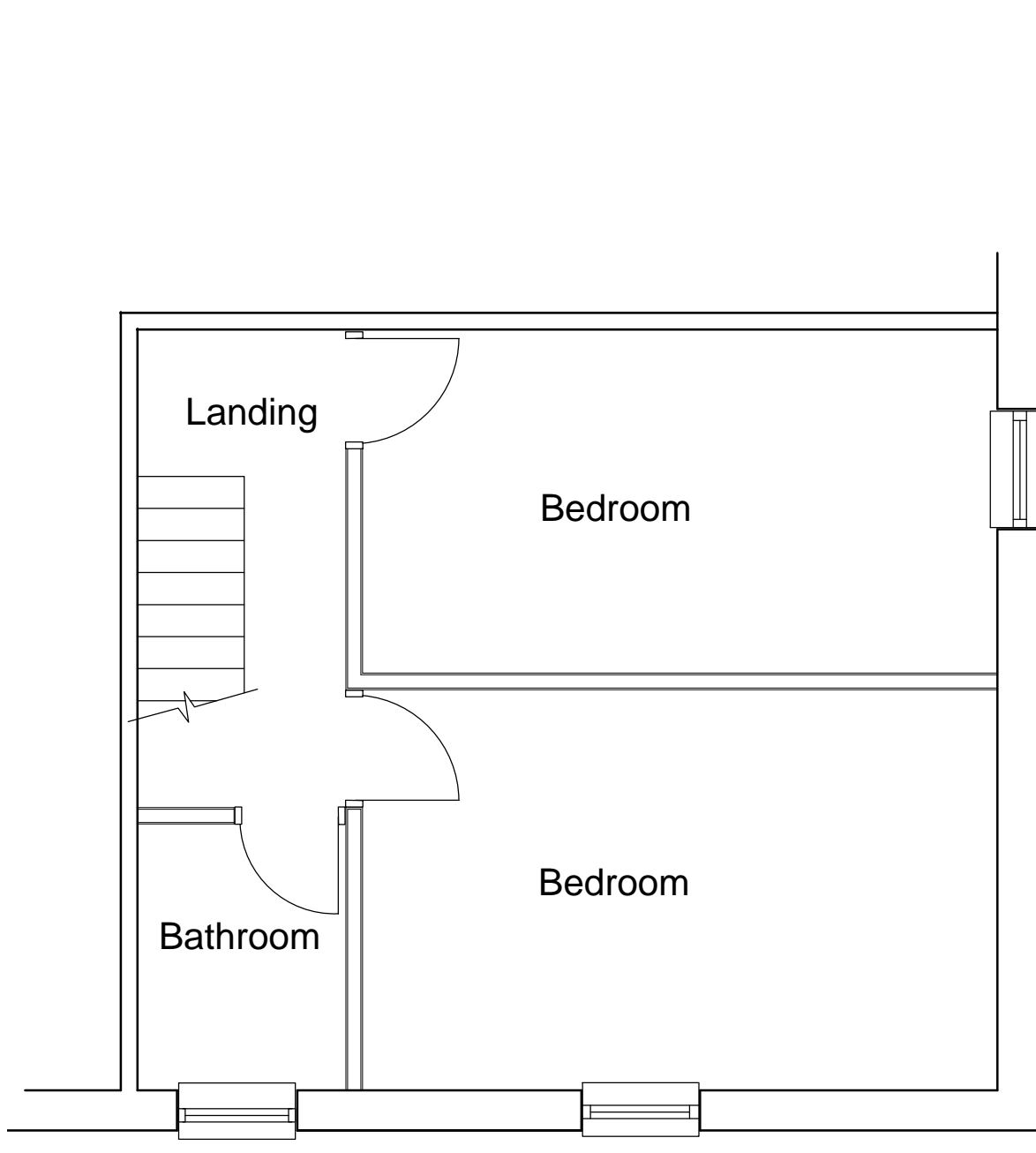
Proposed Ground Floor



Proposed First Floor Plan



Existing Ground Floor



Existing First Floor

Drawing
Layouts

Address
1 Barlow Fold Rawtenstall

Client

Dwg No
16035.2b

Scale
1:50

DJ Hancock Design
22 Croft Street
Bacup
Tel 01706 563502
Mob 07599 008 791



