

Application Number:	2025/0204	Application Type:	Householder
Proposal:	Erection of two storey side and single storey rear extensions following demolition of existing garage, porch and garden room, and extensions to existing dormer window.	Location:	20 Woodside, Haslingden. Rossendale. Lancashire. BB4 6QQ
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	15/07/2025
Applicant:	Jordan Heap	Determination Expiry Date:	12/08/2025
Agent:	Mr D Hancock		

Contact Officer:	Ian Lunn
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	Yes. Agent is a Local Councillor.

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

Grant planning permission subject to conditions.

2. **SITE**

20 Woodside is a detached 'dormer' bungalow constructed of a combination of brown facing brick and white horizontal cladding, for the external walls, under a pitched brown concrete tile roof. It is located approximately 120 metres northwest of the junction of Woodside and Tor View Road in an area of residential development that forms part of the built-up area of Haslingden.

3. **RELEVANT PLANNING HISTORY**

The property has not been the subject of any recent planning history. However, it has previously been extended at some stage in the past with single storey extensions having been added to the side and rear.

4. **PROPOSAL**

Planning permission is sought:

- a) to add a two-storey garage/utility room/porch/bedroom extension to the side (northeastern facing) elevation of the dwelling following the demolition of the existing garage and porch.
- b) to add a single storey garden/dining room extension to the rear (northwestern facing) elevation following the demolition of the existing garden room extension.
- c) to extend the dormer window currently located on the south western facing roof plan. The enlarged dormer will serve two bedrooms and a bathroom.

5. **POLICY CONTEXT**

National

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Local Plan 2019 to 2036

Policy SD1 Presumption in Favour of Sustainable Development

Policy SD2 Urban Boundary and Green Belt

Policy HS9 House Extensions

Policy ENV1 High Quality Development in the Borough

Other Material Planning Considerations

RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Summary of Comments received
LCC Highways	No objections in principle but request a plan showing the proposed parking layout.
Ecus Ltd (Tree Officer)	No observations received

7. REPRESENTATIONS

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 18th June 2025 giving them 21 days to comment. The publicity period has now expired but no representations have subsequently been received.

8. ASSESSMENT

Principle

The proposals involve the extension of an established property that is sustainably located within the identified Urban Boundary. They are therefore considered to be acceptable in principle.

Visual Amenity

The proposed two-storey side extension will appear quite prominently in the street scene. However, it is considered that it will be acceptable in design and scale terms. It will appear subservient to the main property as it will be set back over three metres from the main front wall and will have a slightly lower ridge line. It will also incorporate a 'hipped' pitched roof that will reasonably harmonise with the existing roof and it will be constructed of matching materials, a combination of brick, white upvc horizontal cladding and concrete tiles.

The single storey extension will also appear subservient to the property due to its proposed location to the rear, and the external walls are also to be constructed of matching brick. The roof will be flat which is not ideal design-wise especially since the rear of the property is visible from Beech Drive. However, the extension it will replace also has a flat roof so it is considered that a refusal of the proposal on these grounds would be very difficult to sustain in this case. On balance therefore this element of the scheme is also considered acceptable in visual amenity terms.

The enlarged dormer will be visible from Woodside and Beech Drive. However, on balance this is also considered to be acceptable in design and scale terms. It will be reasonably positioned on the roof of the dwelling 'set' approximately 1.3 metres below the ridge, 0.3

metres up from the eaves and almost 0.5 metres 'in' on either side. The external walls will also be clad using matching roof tiles. The roof will be flat which again is not ideal in design terms. However, the enlarged dormer will still be comparatively modest in size and the existing dormer that is to be extended also has a flat roof so it is considered that it would be difficult to justify a refusal on these grounds in this instance either.

In view of the above the proposals are, on balance, considered to be acceptable in visual amenity terms reasonably satisfying the requirements of Policies HS9 and ENV1 of the Local Plan, Sections 12 and 15 of the National Planning Policy Framework, and the relevant provisions of the Council's Alterations & Extensions to Residential Properties SPD in this regard.

Neighbour Amenity

a) Light

The single storey extension will stand within one metre of the boundary with 19 Woodside next door and will project approximately 3.35 metres out from the rear wall of the host dwelling. As such it will not wholly meet the requirements of the Council's 'Alterations and Extensions to Residential Properties' SPD which normally limits the outward projection of such extensions in these positions to three metres. However, it will not significantly affect the level of light currently received by either 19 or 21 Woodside (the properties most likely to be affected) in this instance because:

- i) it will have a flat roof and will replace an existing single storey flat roofed extension of similar projection,
- ii) it will not intersect an imaginary '45 degree' line were this to be drawn from any 'habitable room' window in either of those properties,
- iii) it will be at least partly screened from 19 Woodside by an adjoining garage, and wholly from no. 21 by the two-storey extension which is also the subject of this application.

The proposed two storey side extension will occupy largely the same 'footprint' as the single storey garage/porch extension that it is to replace. However, given its increased height it may have some effect upon the level of light received by a dormer window in the rear (northwestern) facing elevation of 21 Woodside next door. It will, however, stand to one side of this opening, will incorporate a 'hipped' roof, and the dormer window in question stands significantly above ground level. Consequently, it will not, it is considered, affect the light that this dormer receives to the extent that a refusal on light loss grounds could reasonably be justified.

The two storey extension will stand almost ten metres away from the nearest 'habitable room' window in 19 Woodside on the opposite side and will not intersect an imaginary '45 degree' line were this to be drawn from that, or any other such, window either.

Only one property could potentially be affected by the proposal to enlarge the existing dormer window, namely 19 Woodside. However, there are only two windows in the facing

side elevation of that property and both of these give light to a 'non-habitable' porch. With this in mind, and as the enlarged dormer will 'sit' significantly above both of these, this element of the scheme should not lead to any undue light loss issues either.

b) Overlooking

It is not envisaged that the proposals will lead to unacceptable overlooking of neighbouring properties either provided that the windows in the enlarged side facing dormer are suitably obscure glazed and fixed shut. The agent is agreeable to this and a condition to this end is therefore recommended. All other newly installed windows will either face the rear garden boundary of the property at a distance of approximately 9 metres (and thereafter Beech Drive and a garage court) or Woodside itself.

c) Overdevelopment

The proposals will not lead to more than 50% of the defined application site being built upon. Consequently, they will not represent overdevelopment.

In view of the above it is considered, on balance, that the proposals will satisfy the requirements of Policies HS9 and ENV1 of the adopted Local Plan, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), in 'Neighbour Amenity' terms.

Highway Safety

The proposals will increase the number of bedrooms within the property from three to four. Consequently, it will be necessary to provide three 'off-street' car parking spaces in conjunction with the enlarged dwelling. County Highways, whilst raising no objections in principle to the proposals, have requested a plan in order to demonstrate how this will be achieved. However, this is not considered necessary in this case as there is currently sufficient space within the property curtilage to satisfactorily park this number of vehicles (on the existing hard surfaced driveway area to the front and side). The proposals are therefore considered to be acceptable in parking terms.

It will not be possible for those vehicles to turn around within the property curtilage and they will therefore need to either reverse onto or off Woodside. However, these manoeuvres are unlikely to give rise to any undue highway safety issues in this case as the property is located at the end of a short cul-de-sac which is unlikely to be experiencing substantial vehicular use and where vehicles are unlikely to be travelling very quickly. For Members' information no 'on-site' turning facilities are currently available to the property so the situation will remain unchanged in this respect.

A satisfactory vehicular access is currently available to the property from Woodside and this will remain unchanged.

In view of the above the proposals are considered to be acceptable in highway safety terms reasonably satisfying the requirements of Policy HS9 of the adopted Local Plan, and the

provisions of the Council's Alterations & Extensions to Residential Properties SPD, in this regard.

Tree Issues

The property lies within an area that is the subject of a larger 'blanket' Tree Preservation Order (T2/G/G1). However, there are no trees within the property curtilage itself nor are there any nearby that would be impacted by the proposed development. The scheme is therefore considered to be acceptable in this respect reasonably satisfying the requirements of Policy ENV10 of the Local Plan.

Conclusion

The proposals are considered to be acceptable involving the addition of appropriately designed and positioned extensions to an established house. They are also considered acceptable in neighbour amenity and highway safety terms, and in terms of their likely impact upon protected trees. The proposals are therefore considered to be in accordance with the requirements of Policies SD1, SD2, HS9 and ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 2, 12 and 15 of the National Planning Policy Framework and the provisions of the Council's Alterations and Extensions to Residential Properties SPD.

9. RECOMMENDATION

Grant planning permission subject to the following conditions.

10. CONDITIONS

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

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

<u>Drawing Title</u>	<u>Drwg No</u>	<u>Date Rec'd</u>
Location Plan	#00980450-B1C7FC	17/06/2025
Existing Floor Plans	17016.2	17/06/2025
Existing Elevations	17016.1	17/06/2025
Proposed Floor Plans	17016.4	17/06/2025

Proposed Elevations 17016.3A 17/06/2025

Proposed Roof Plan 17016.5A 17/06/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development, in accordance with the requirements of Policies SD1, SD2, HS9, and ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

3.The materials to be used in the construction of the external walls of the approved extensions and enlarged dormer window shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls of the host dwelling. The roof of the approved two storey side extension shall be constructed of matching roof tiles.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies HS9 and ENV1 of the of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework, and the relevant provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008)

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent legislation revoking or superseding that Order, no windows, doors or other openings, other than those shown on the approved plans, shall, at any time, be formed within the side (south western or north eastern) facing elevations of the approved extensions.

Reason: To safeguard the privacy of the occupiers of the adjoining properties in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

5. The new windows to be formed within the approved enlarged dormer window shall be obscure glazed to level 3 on the Pilkington Levels of Privacy scale or to an equivalent level as may be agreed in writing by the Local Planning Authority. They shall also be fixed shut. These works shall be completed before the bedrooms served by those windows are first occupied, and the windows shall be satisfactorily retained as such at all times thereafter.

Reason: To safeguard the privacy of the occupiers of 19 Woodside in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD.

INFORMATIVES

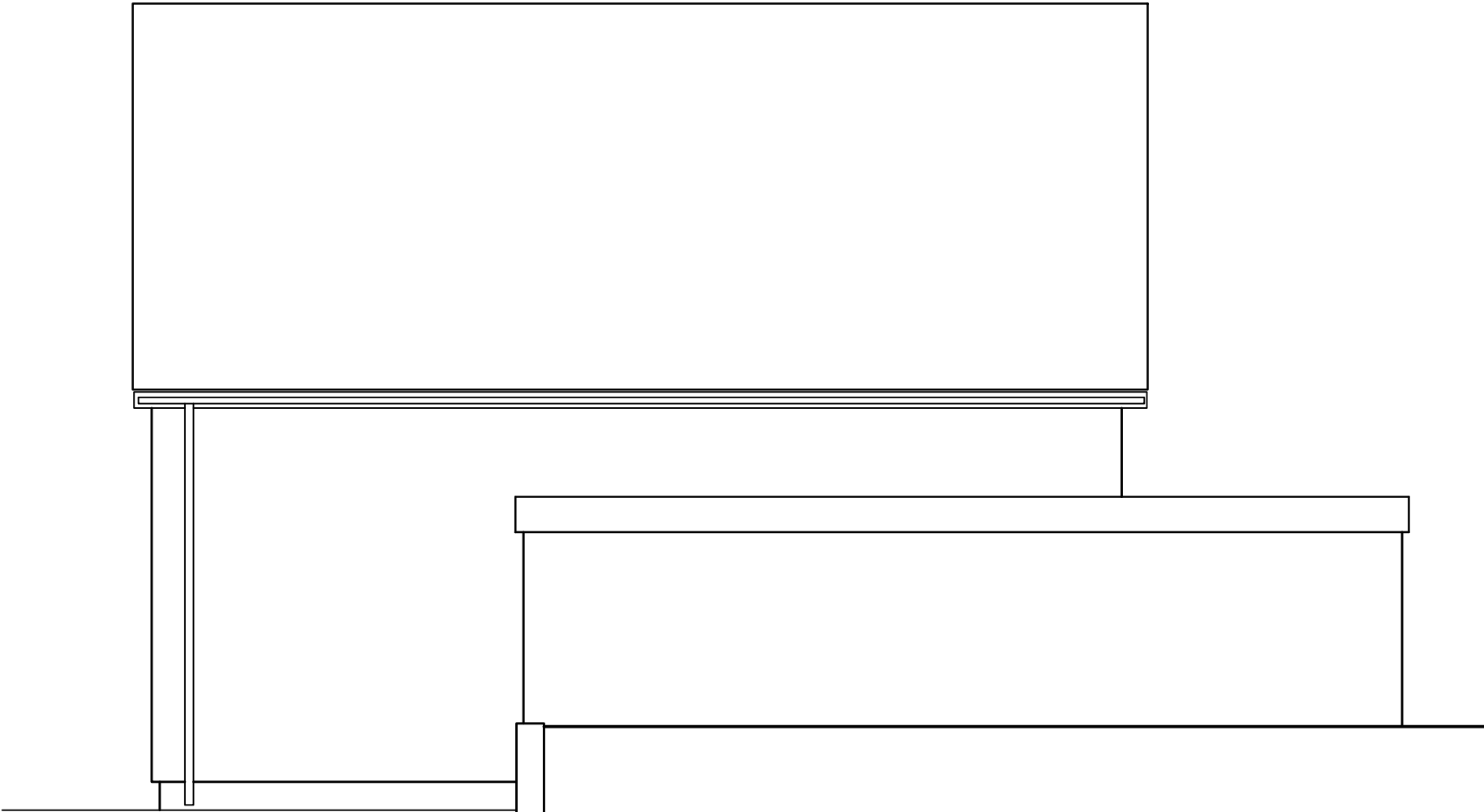
1. The proposals comply with the development plan and would improve the economic, social and environmental conditions of the area. They therefore comprise sustainable development and the Local Planning Authority has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.
2. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coalmine workings or coal mine entries (shafts and adits) require the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



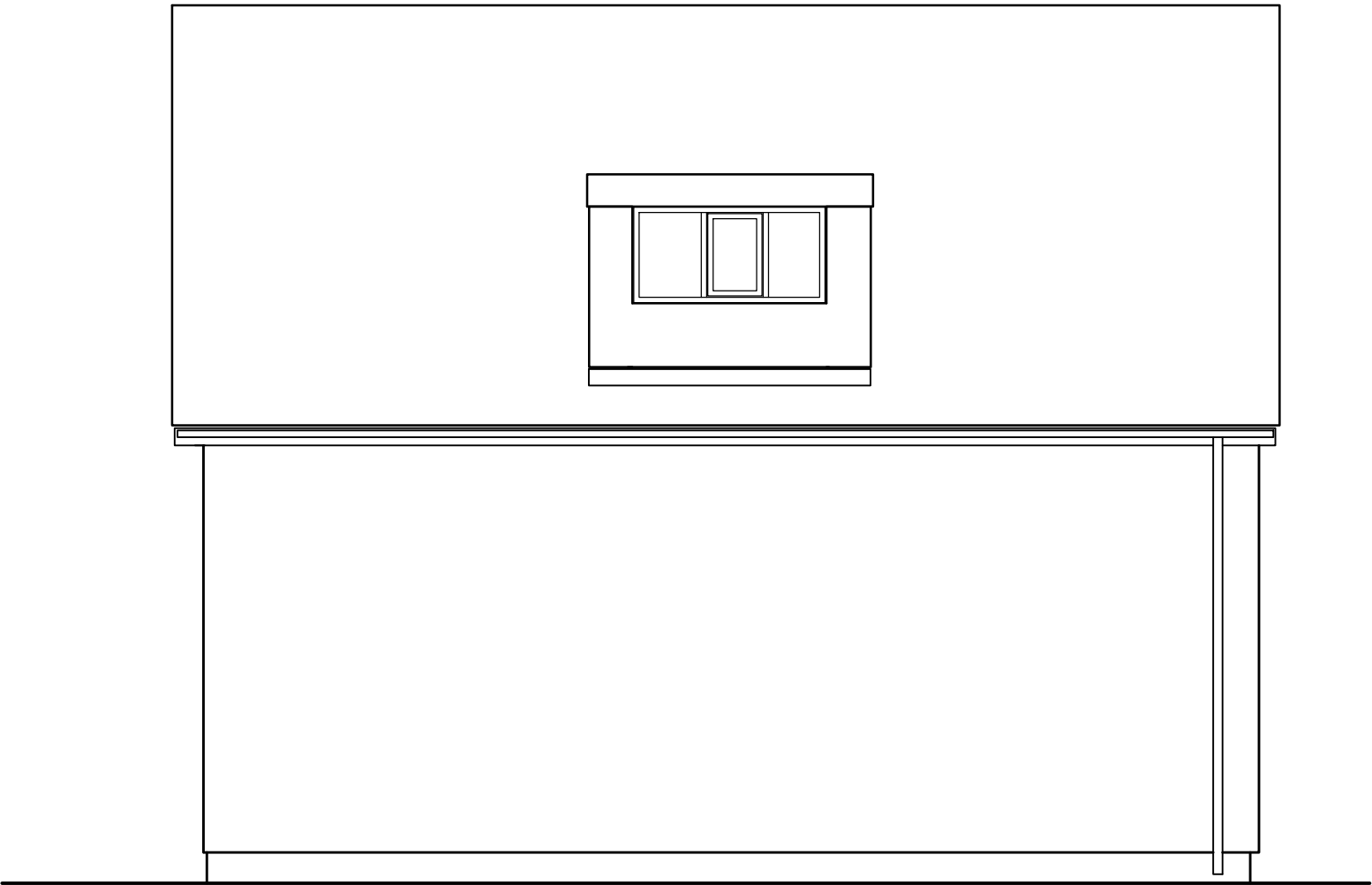
Existing Front Elevation



Existing Rear Elevation



Existing Entrance Elevation



Existing Side Elevation

Drawing
Existing Elevations

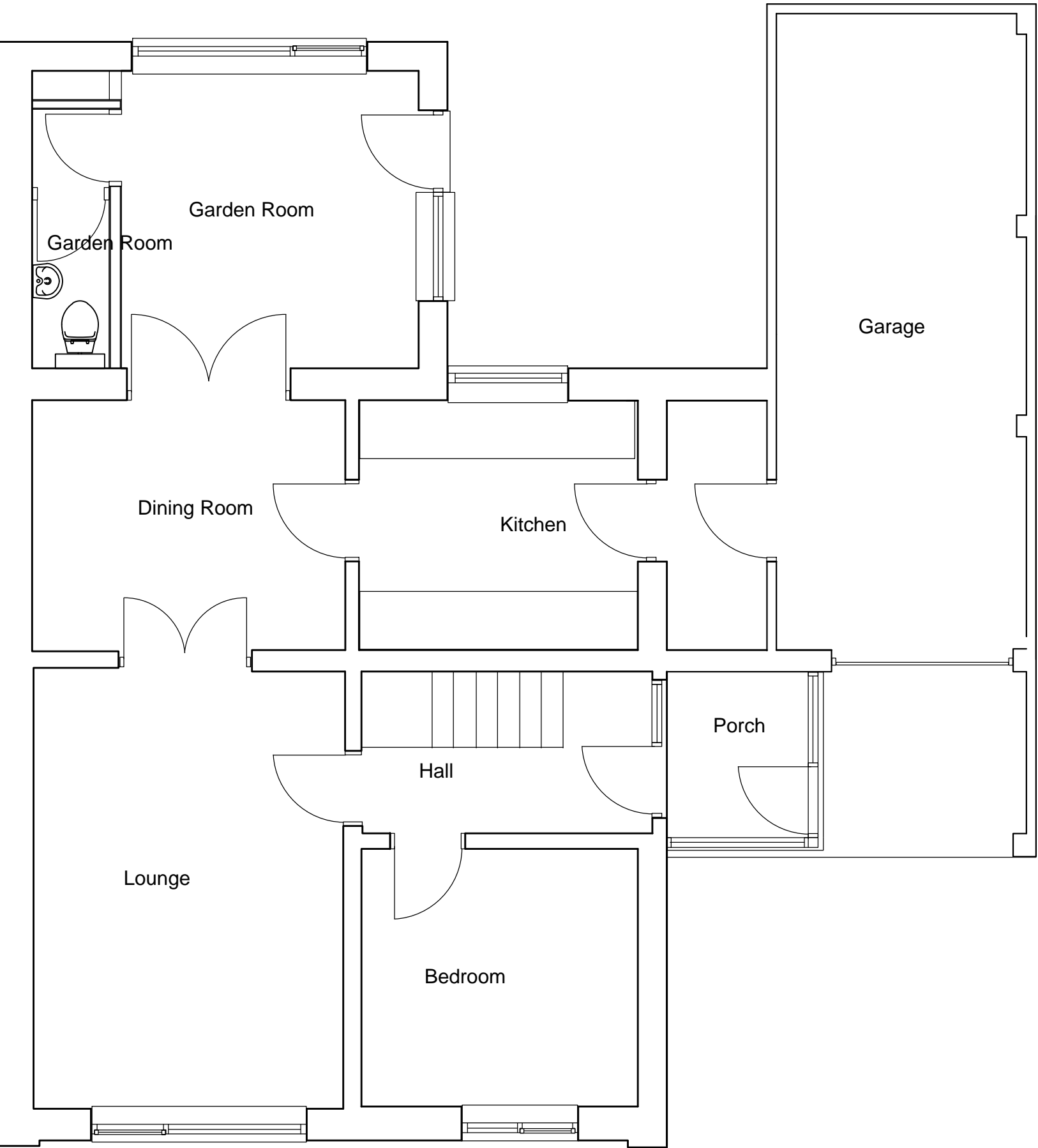
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Haslingden

Client
Jordan Heap

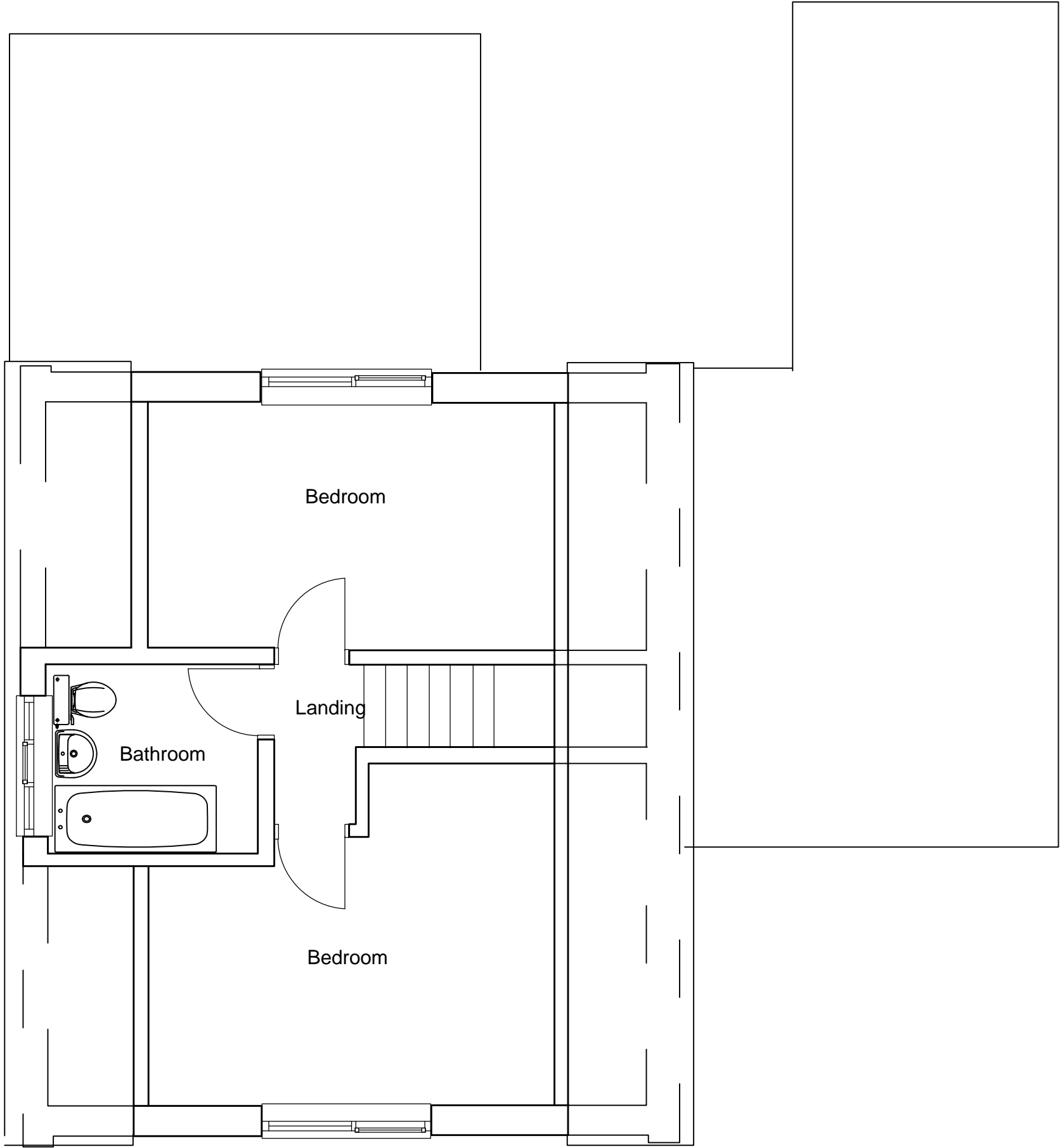
Dwg No
17016.1

Scale
1:50

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



Existing Ground Floor



Existing First Floor

[Drawing](#)
Existing Plans

[Address](#)
20 Woodside,
Haslingden

[Client](#)
Jordan Heap

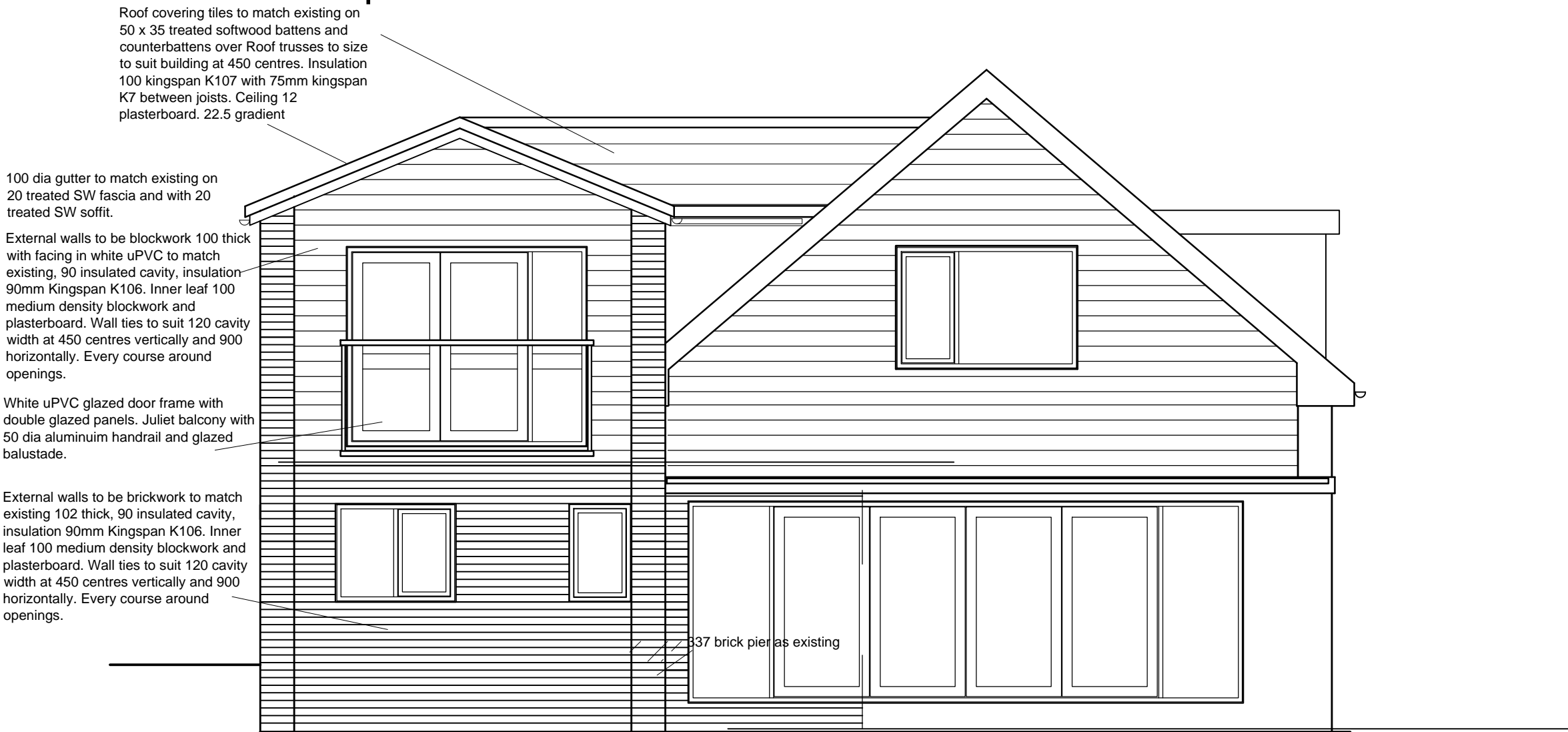
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17016.2

[Scale](#)
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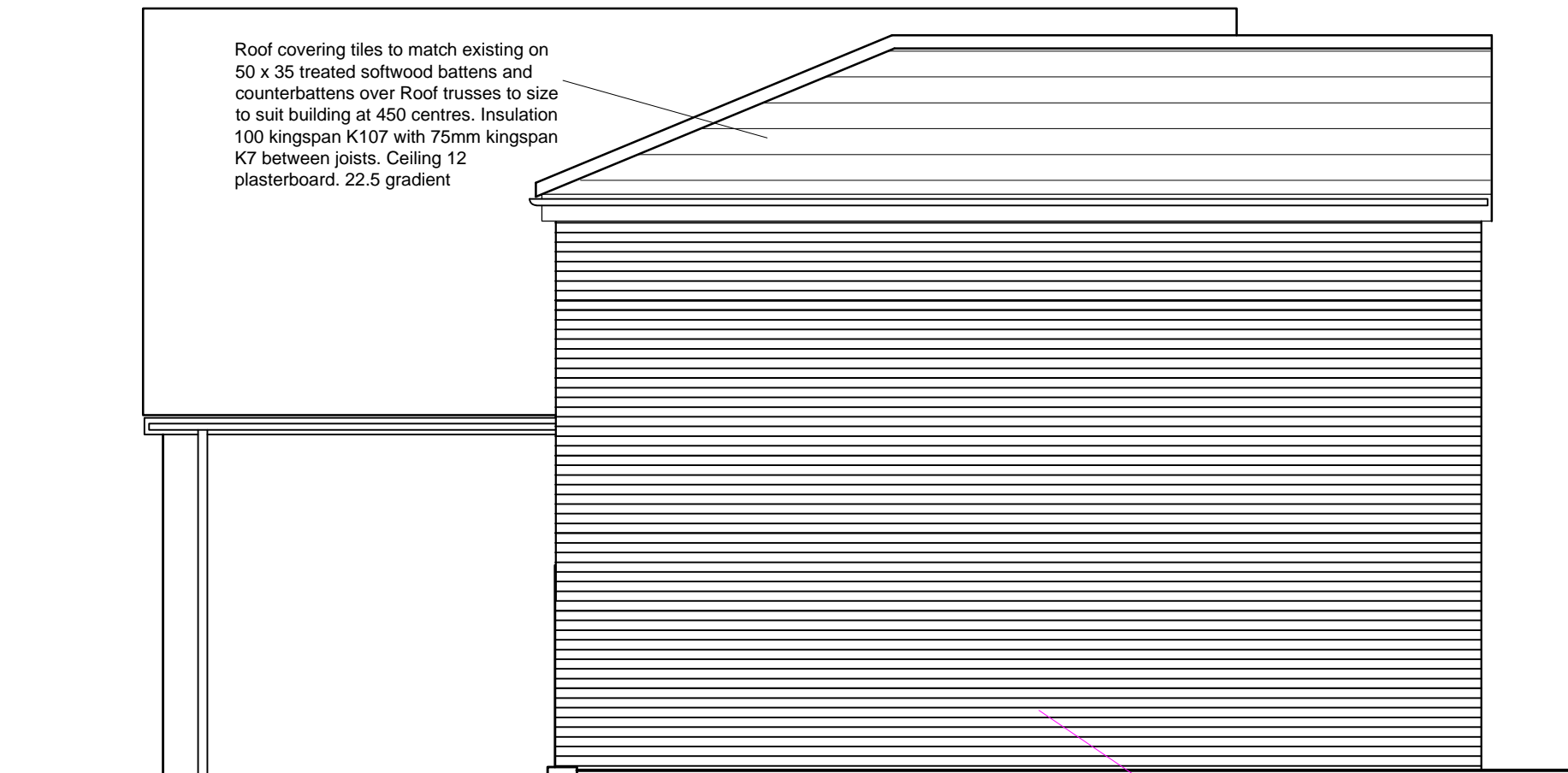
DJ Hancock Design
22 Croft Street
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Tel 01706 563502
Mob 07599 008 791



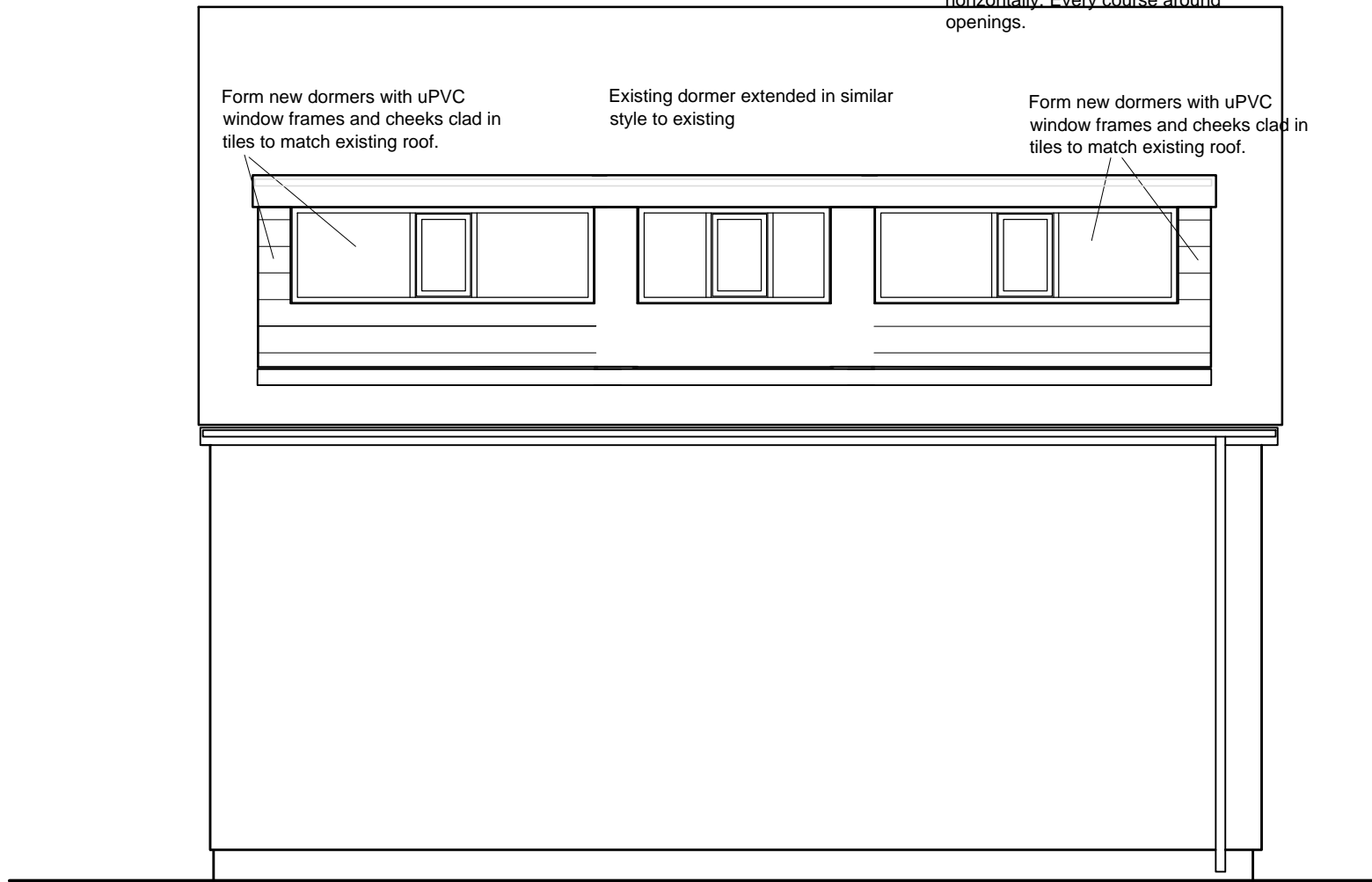
Proposed Front Elevation



Proposed Rear Elevation



Proposed Entrance Elevation



Proposed Side Elevation

Drawing
Proposed Elevations

Address
20 Woodside,
Haslingden

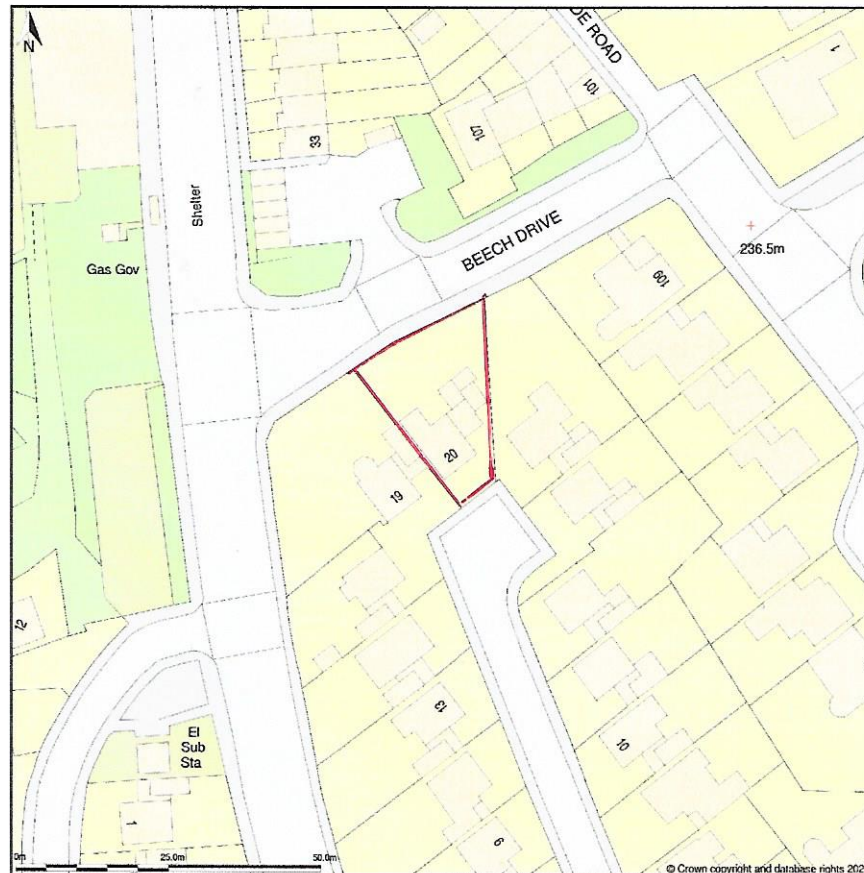
Client
Jordan Heap

Dwg No
17016.3A

Scale
1.50

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

20, Woodside, Haslingden, Rossendale, Lancashire, BB4 6QQ



Location Plan shows area bounded by: 378946.33, 422486.35 379087.75, 422627.77 (at a scale of 1:1250), OSGridRef: SD79012255. 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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