

Application Number:	2025/0161	Application Type:	Householder
Proposal:	Householder: Creation of one first floor bedroom with en-suite and conversion of garage into dining room. Conversion of ground floor bedroom into games room.	Location:	5 Lambton Gates Rawtenstall Rossendale BB4 7PQ
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	02/09/2025
Applicant:	Mr Riast Khan	Determination Expiry Date:	25/07/2025 (Ext. of time agreed until 05/09/2025)
Agent:	Mr D Hancock		

Contact Officer:	Harry Turner
Email:	harryturner@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**

5 Lambton Gates is a detached bungalow constructed of brick, with concrete roof tiles and dark brown wooden window frames. It is located on Lambton Gates directly accessible off A681 Bacup Road. It resides within the urban boundary.

3. **RELEVANT PLANNING HISTORY**

There is no relevant planning history for this property.

4. **PROPOSAL**

Planning permission is sought:

- a) to create a first-floor bedroom dormer introduced on a pitched roof plane above the existing garage.
- b) convert the existing garage into a dining room.
- c) convert the ground floor bedroom into a games room.

5. **POLICY CONTEXT**

National

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 16 Conserving and Enhancing the Historic 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

Policy ENV2 Historic Environment

Other Material Planning Considerations

RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Summary of Comments received
LCC Highways	No objections.
Growth Lancashire	No objections.

7. REPRESENTATIONS

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 9th June 2025 giving them 21 days to comment. The publicity period has now expired but no representations have subsequently been received.

A site notice was also posted on 13th June 2025 with 21 days to comment. No representations have been received.

8. ASSESSMENT

Principle

The proposal involves the conversion/extension of an established property that is sustainably located within the identified Urban Boundary. It is therefore considered to be acceptable in principle.

Visual Amenity

The proposed development has been subject to negotiations between the case officer and agent, resulting in notable design improvements. The introduction of a pitched roof above the existing garage in place of the original flat-roof arrangement, the removal of the pitched roof on the dormer, and the setting in of the dormer from the party wall, have addressed the incongruous appearance of the original design. The revised dormer is now subordinate to the new pitched roof, with materials proposed to match the host dwelling.

The dormer would incorporate UPVC dark brown weatherboarding and matching UPVC window frames. While it is regrettable that the dormer will be clad in UPVC rather than hanging tiles (or a more visually attractive material), the use of a matching colour and finish, combined with the overall design amendments secured during the application process, is considered a significant improvement on the original scheme and acceptable overall in this instance.

The garage conversion and internal alterations would have no adverse impact on the external appearance of the property. Overall, the scale, siting, and detailing of the proposed works would maintain a coherent appearance and would not appear visually intrusive within the street scene.

Accordingly, the proposal is considered acceptable in visual amenity terms, in accordance with Policies HS9 and ENV1 of the Rossendale Local Plan, Sections 12 of the NPPF, and the Council's Alterations & Extensions to Residential Properties SPD.

Neighbour Amenity

a) Light

The proposed works would not result in an unacceptable loss of light to neighbouring occupiers. The siting and scale of the development, positioned above the existing garage and to the side of the dwelling, ensures that it would have no undue impact on the properties at 3 and 7 Lambton Gates. The separation and orientation of the dwellings means there would be no overshadowing or significant loss of daylight to habitable rooms or garden areas.

b) Overlooking

The proposal would not give rise to unacceptable overlooking of neighbouring properties. The development is positioned more than 20 metres away from the opposing property at 6 Lambton Gates, which meets the Council's separation distance guidance. Furthermore, the Scheme would not introduce any direct views towards the listed building at St John's Court to the rear, ensuring that the privacy of its occupiers is maintained.

Highway Safety

The proposal does not include any additional bedrooms and is therefore not expected to increase the overall parking demand associated with the property. While the scheme involves the loss of the existing garage, the Council does not consider garages to provide sufficient or reliable parking provision, and as such, its loss does not in itself raise concern.

Lancashire County Council (LCC) Highways has commented on the application, noting the absence of a parking plan and requesting details to show that two off-street parking spaces can be provided within the curtilage of the property. However, as there is no net increase in bedrooms, and the proposal would not materially alter existing parking arrangements, it is not considered necessary to require a parking plan in this instance.

On this basis, the proposal is deemed acceptable in terms of highway safety and parking provision, in accordance with Policy TR4 of the Rossendale Local Plan.

Heritage

The site lies in proximity to the Grade II listed former Church of St. John, located directly to the rear (east) of No.5 Lambton Gates. As such, the proposal has the potential to affect the setting of this designated heritage asset, and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged.

Growth Lancashire, the Council's heritage consultants, note that the application site forms part of a late-20th century housing development which is out of context with the historic character of the church and makes a neutral contribution to its setting. While the proposed first-floor extension would add some additional height and mass, potentially limiting one of the glimpsed views of the listed building from Lambton Gates, it is not considered to cause harm to the asset's significance. This is due to the neutral contribution of the site to the church's setting, the presence of similar extensions on neighbouring properties, and the fact that the immediate setting of the church is largely defined by its own grounds and adjacent former school buildings.

In this context, the proposal is considered to preserve the setting of the listed building and meets the statutory duty under Section 66(1) of the Act. It is also considered to accord with Policy ENV2 of the Rossendale Local Plan and the relevant provisions of Chapter 16 of the NPPF.

Conclusion

The proposal is considered to be acceptable in principle, and following negotiations between the case officer and the planning agent, amendments have been agreed to improve the development's overall design, including a pitched roof and a subordinate dormer finished in matching materials. It is considered acceptable in terms of visual amenity, neighbour amenity, heritage impact, and highway safety. The proposal is therefore considered to accord with Policies HS9, ENV1 and ENV2 of the Council's adopted Rossendale Local Plan (2019-2036), Sections 2, 12 and 16 of the National Planning Policy Framework, and the provisions of the Council's Alterations & 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>Drawing No.</u>	<u>Date Received</u>
Location Plan	#00972958-79FC2C	16/04/2025
Proposed Site Plan	17009.5	30/05/2025

Existing Floor Plans	17009.2	16/04/2025
Existing Elevations	17009.1	16/04/2025
Proposed Floor Plans	17009.4C	31/07/2025
Proposed Elevations	17009.3C	31/07/2025
Existing and Proposed Roof Plans	17009.6A	31/07/2025

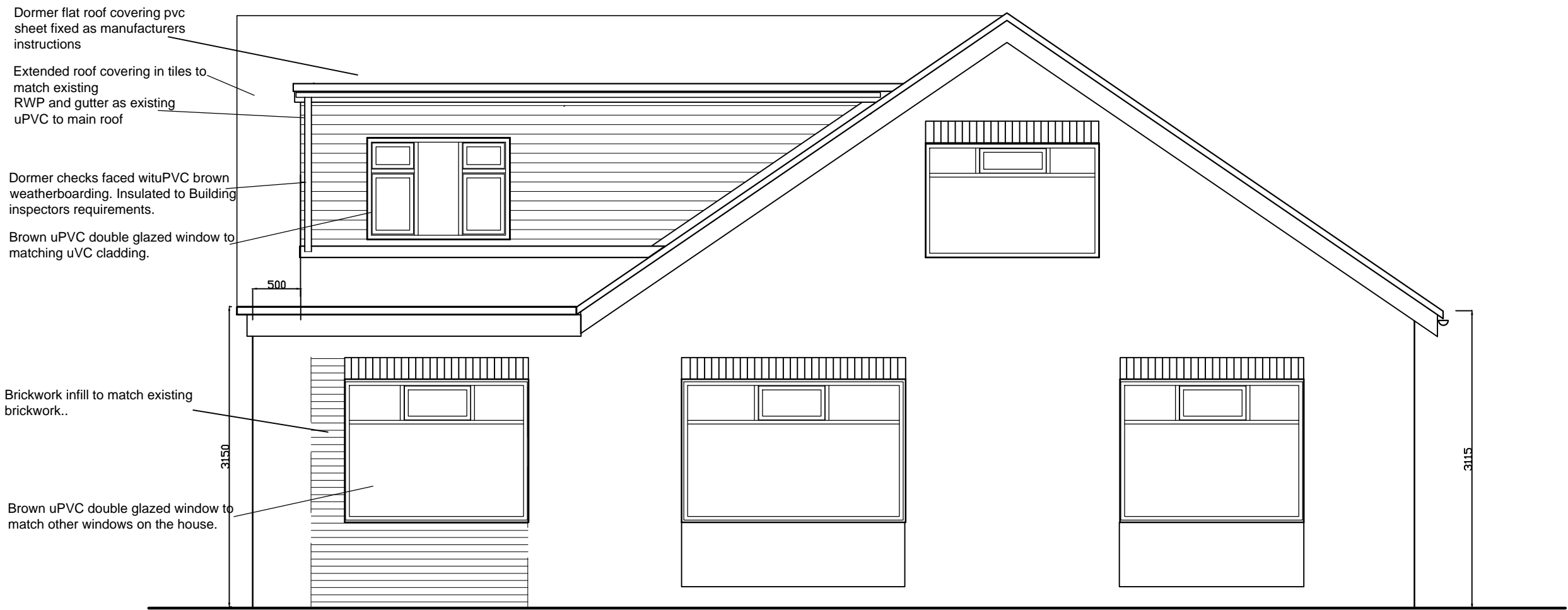
Reason: To define the permission and in the interests of the proper development of the site.

3. The materials to be used in the construction of the of the approved extension shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the host dwelling.

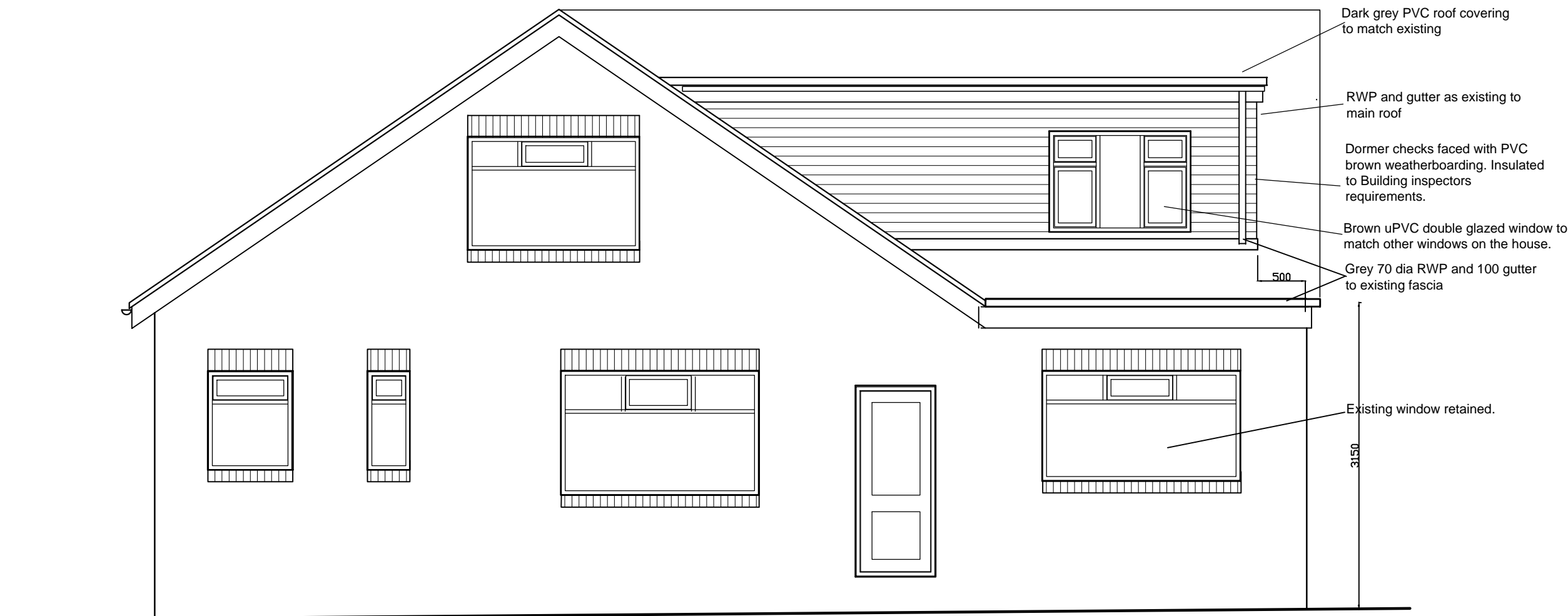
Reason: In the interests of visual amenity, in accordance with the requirements of Policies HS9 and ENV1 of the of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework, and the relevant provisions of the Council's Alterations and Extensions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

11. INFORMATIVES

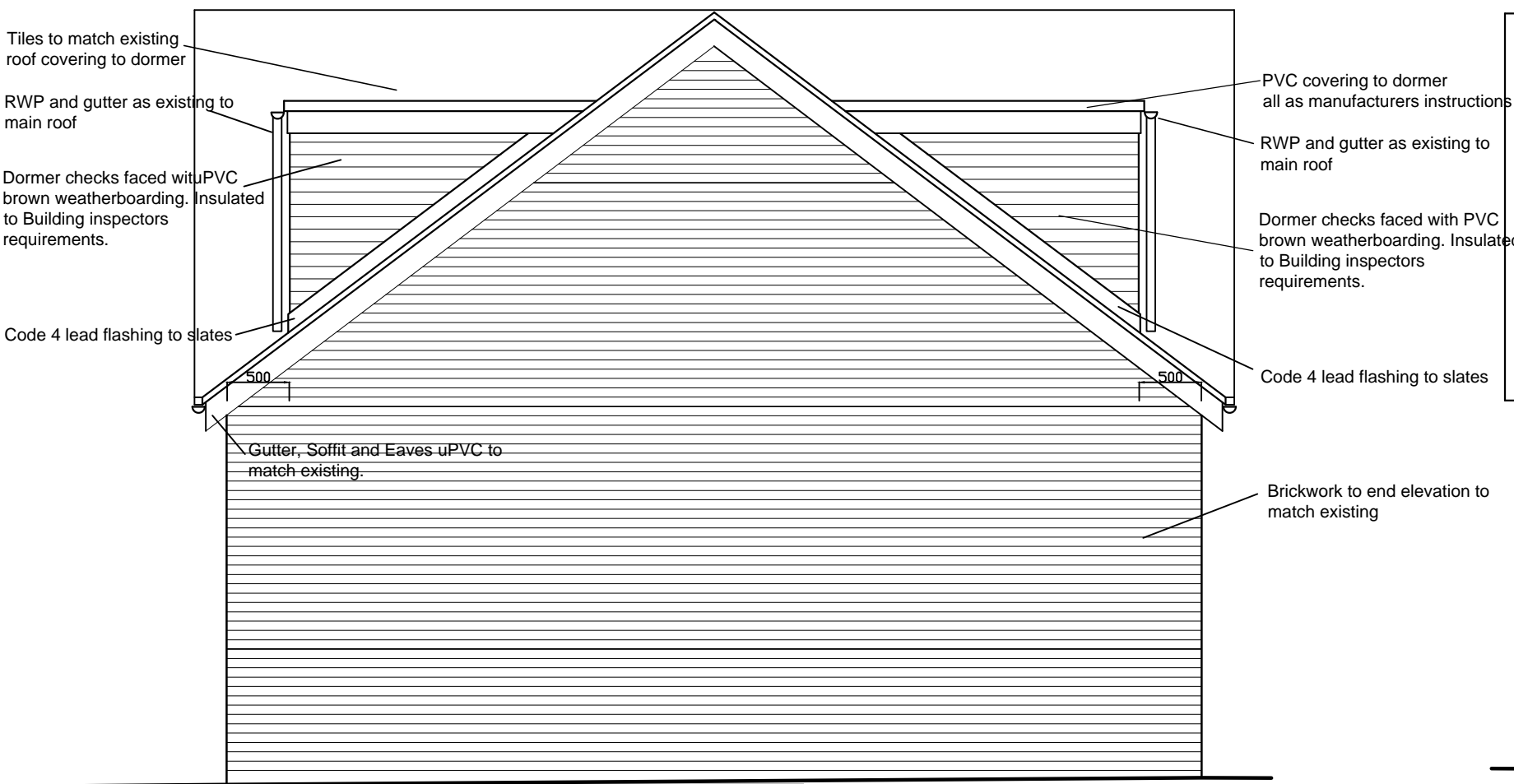
1. The proposals comply with the development plan and would improve the economic, social and environmental conditions of the area. They therefore comprise sustainable development and the Local Planning Authority has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.



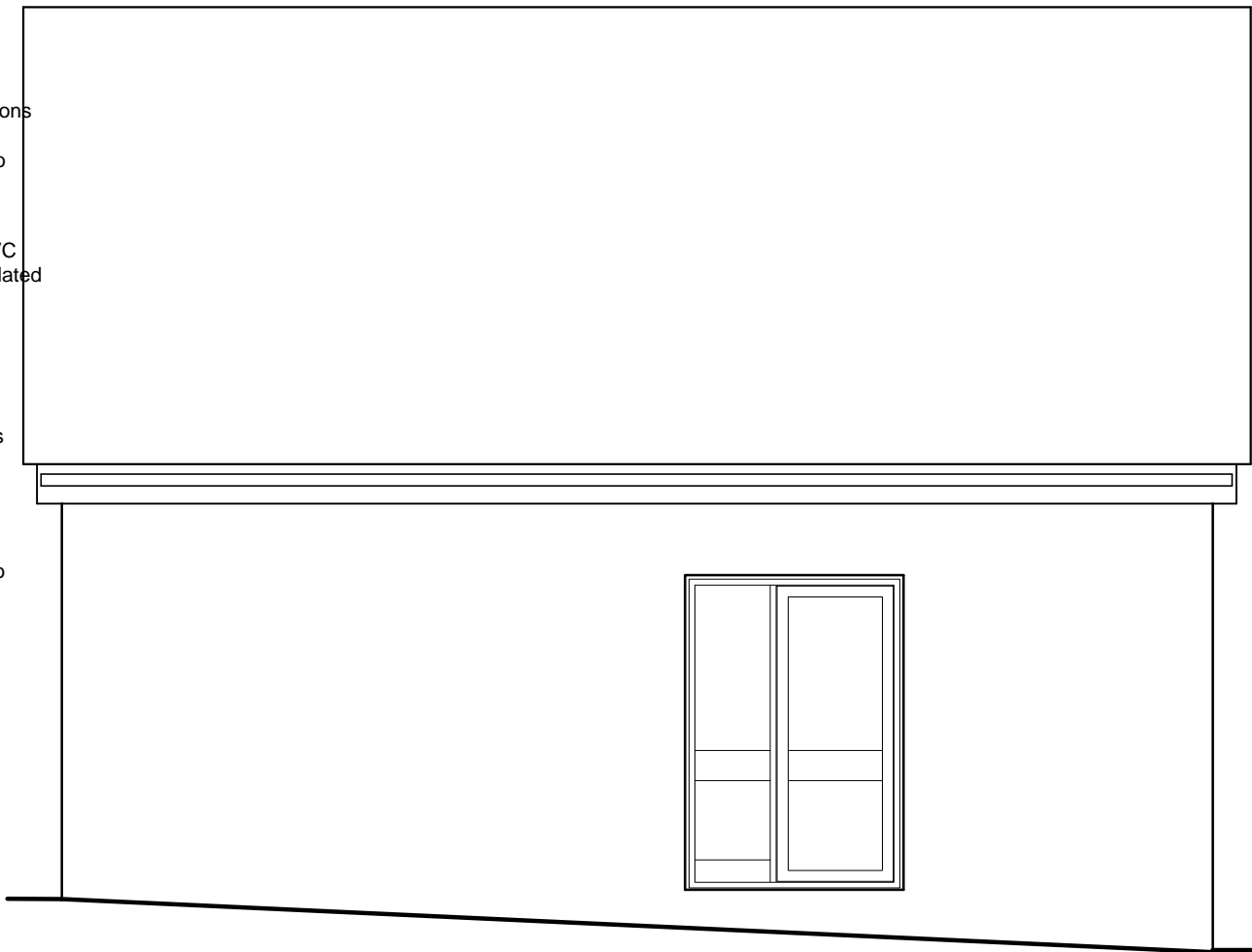
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



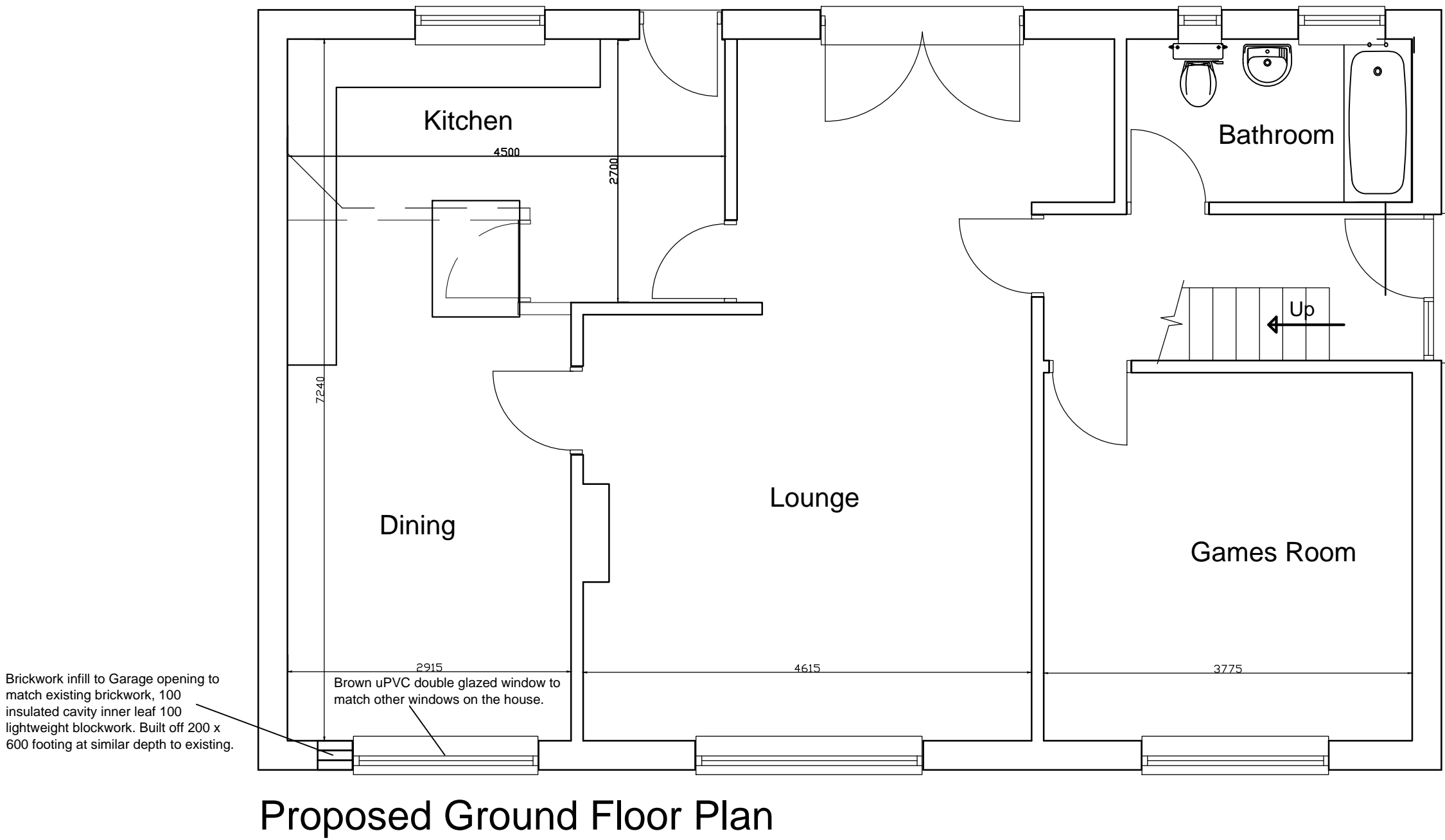
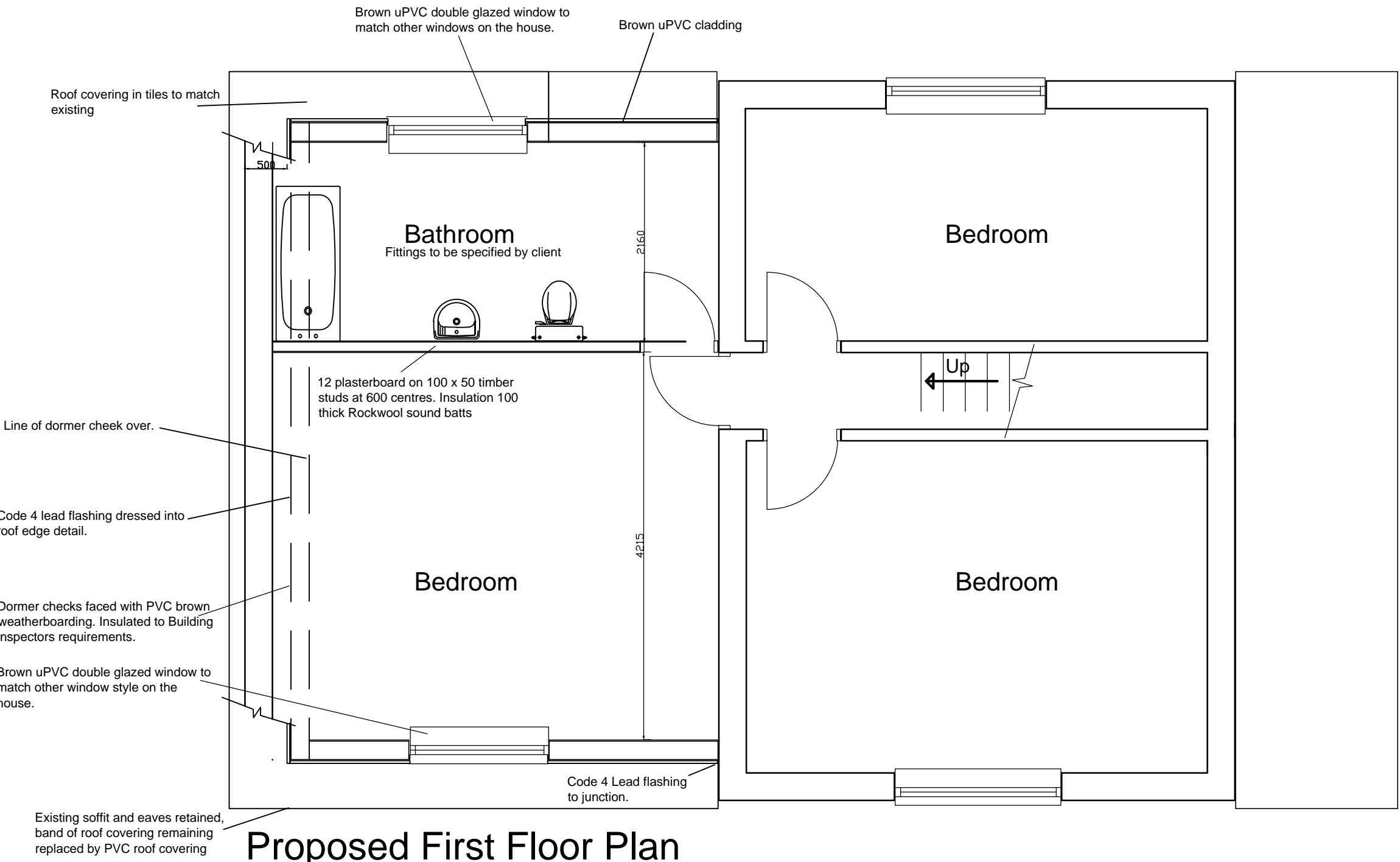
Proposed Access Door Elevation

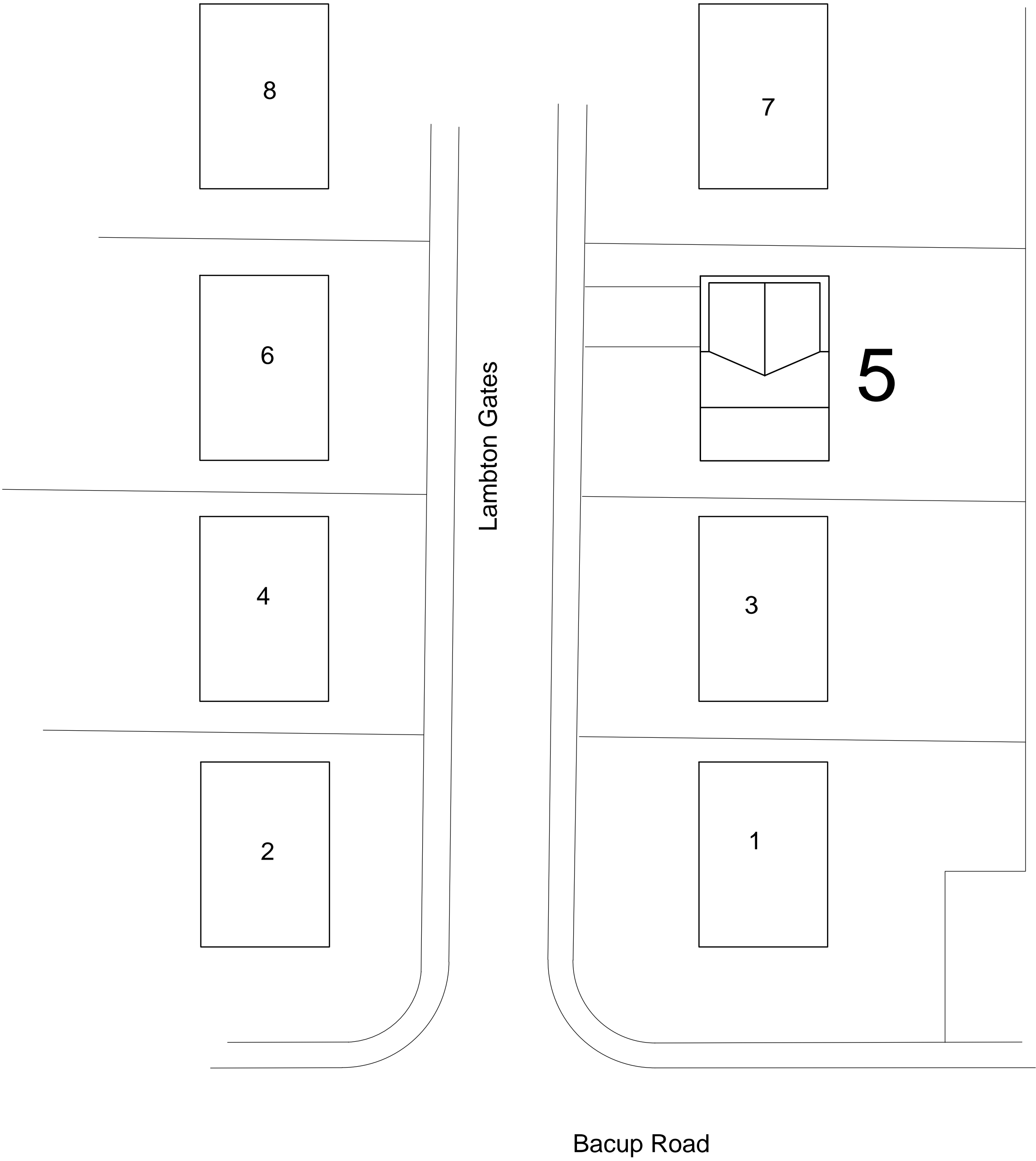
Drawing
Proposed Elevations

Address
5 Lambton Gates
Rawtenstall
Client

Dwg No
17009.3C
Scale
1:50

DJ Hancock Design
22 Croft Street
Bacup
OL13 9DB
Tel 01706 563502
Mob 07599 008 791





5, Lambton Gates, Rawtenstall, Rossendale, Lancashire, BB4 7PQ



Location Plan shows area bounded by: 381924.75, 422639.92 382066.17, 422781.34 (at a scale of 1:1250), OSGridRef: SD81992271. 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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