

Application Number:	2025/0356	Application Type:	Householder
Proposal:	Householder: Extension to the rear of the house and conversion of garage to residential granny flat and first floor to en-suite bedroom.	Location:	118 Laneside Road Haslingden Rossendale Lancashire BB4 6PG
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	20.01.2026
Applicant:	Ms Ambia Khan	Determination Expiry Date:	12.11.2025 (Ext. of time agreed until 23.01.2026)
Agent:	Mr D Hancock		

Contact Officer:	Claire Bradley
Email:	clairebradley@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

Planning permission is granted subject to conditions in Section 10.

2. SITE

The application relates to a detached dwelling of brick and tile construction located in a predominantly residential area on 118 Laneside Road, Haslingden. The properties in the surrounding area are of a similar design and style, although some include render or pvc cladding to the elevations.

The application property is a two-storey dwelling topped with a pitched roof and front facing gable. Attached to the side elevation is a single storey integral garage set back from the front elevation. The single storey extension extends beyond the rear elevation of the host dwelling and is topped with a flat roof.

The property is situated within the urban boundary.

3. RELEVANT PLANNING HISTORY

There is no relevant planning history for this property.

4. PROPOSAL

The applicant seeks planning permission to erect a first-floor extension above the existing garage. The first-floor extension would extend from the existing front wall of the garage which is set back from the front elevation of the main house, and would be flush with the existing rear elevation of the garage. The proposed roof is a pitched roof and is set down from the main roof.

In addition, a single storey rear extension is proposed which extends from the rear elevation by 3 metres across the back of the dwelling and would have a monopitch roof

The proposed extensions would be finished in brick and tile to match the existing and would include white upvc windows and doors to match the existing.

5. POLICY CONTEXT

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

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.

7. REPRESENTATIONS

In order to publicise the application a site notice was posted on 21.10.2025 and neighbour letters were sent out on 08.10.2025. The application was also available for viewing on the Council's website.

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.

Effect of the Proposal on the Character and Appearance of the Application Property and the Streetscene

Paragraph 135 of the Framework states decisions should ensure developments:

- a) *"Will function well and add to the overall quality of the area..."*
- b) *"Are visually attractive a result of good architecture..."*
- c) *"Are sympathetic to local character and history, including the surrounding built environment..."*

Policy HS9 (House Extensions) of the adopted Rossendale Local Plan is more specific and states:

"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;"*

Strategic Policy ENV1 of the Rossendale Local Plan also adds:

“All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including the following criteria:

- a) Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;*

The proposed development has been subject to negotiations between the case officer and agent, to reduce the rear extension from two storey to single storey.

The revised proposed scheme seeks to add a first-floor extension above the existing garage. The first-floor extension would extend from the existing front wall of the garage which is set back from the front elevation of the main house, and would be flush with the existing rear elevation of the garage. The proposed roof is a pitched roof.

In addition, a single storey rear extension is proposed which extensions from the rear elevation by 3 metres across the back of the dwelling and would have a monopitch roof.

The proposed extensions would be finished in brick and tile to match the existing and would include white upvc windows and doors to match the existing. As part of the proposed works the front elevation of the original dwelling would be predominantly finished in cream render. The proposed extension is considered to be subordinate to the main dwelling

It is considered that the scale and massing of the proposed additions would be sympathetic to the character of the original dwelling and would not unduly dominate the original dwelling.

The development is considered contrary to the Council's Alterations and Extensions to Residential Properties SPD and Policies HS9 and ENV1 of the Rossendale Local Plan and the NPPF.

Neighbour Amenity

Policy HS9 of the Rossendale Local Plan advises that permission will be granted for the extension of dwellings provided that the following criteria are satisfied including:

- “b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;”*

The Alterations and Extensions to Residential Properties SPD advises in Section 2 that:

“any application for a domestic extension will not normally be permitted unless the proposal:

- Does not invade privacy through direct overlooking from windows or balconies;”*

In terms of neighbour amenity, the proposed side extension is above the existing garage and due to the set back of the neighbouring dwelling to the north there will be no impact on residential amenity.

As the rear extension has now been reduced to single storey there will be no impact on the dwelling located to the south of the application site

Based on the current policies in place, the development would be acceptable in terms of the impact upon the amenity of surrounding neighbours and is in accordance with the Council's Alterations and Extensions to Residential Properties SPD and Policies HS9 and ENV1 of the Rossendale Local Plan and the NPPF.

Access Parking and Highway Safety

The existing dwelling has four bedrooms and the proposed dwelling will contain four bedrooms. 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 drive is of sufficient length to accommodate parking.

LCC Highways have commented as follows:

The Highway Development Control Section of Lancashire County Council has no objections to the planning application. The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

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.

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. The revised proposal is considered acceptable in terms of visual amenity, neighbour amenity, and highway safety. The proposal is therefore considered to accord with Policies HS9, and ENV1 of the Council's adopted Rossendale Local Plan (2019-2036), Sections 2, and 12 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: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the planning application form received 22.08.2025 and the following drawings and documentation unless otherwise required by the conditions below:

Location Plan received 22.08.2025

Drawing No: 17023 1 - Existing Elevations received 22.08.2025
Drawing No: 17023 2 – Existing Plans received 22.08.2025
Drawing No: 17023 3A – Revised Proposed Elevations received 27.11.2025
Drawing No: 17023 4A – Revised Proposed Plans received 27.11.2025
Drawing No: 17023 5A – Revised Proposed Roof Plans received 27.11.2025
Drawing No: 17023 6 – Revised Existing and Proposed Site Plans received 02.09.2025

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

3) All materials used in the development shall be as detailed on the approved plans.

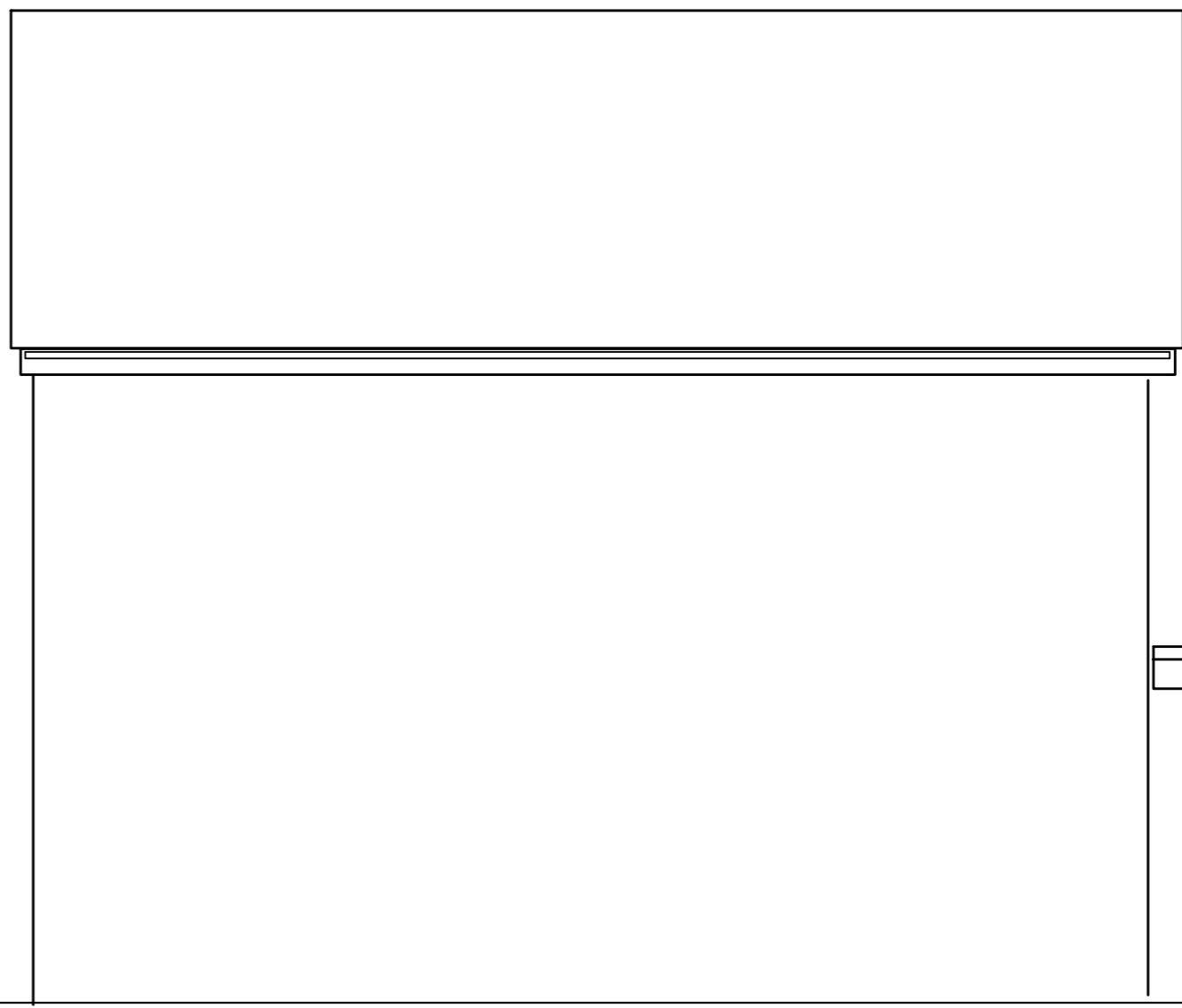
Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

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.



Existing Front Elevation

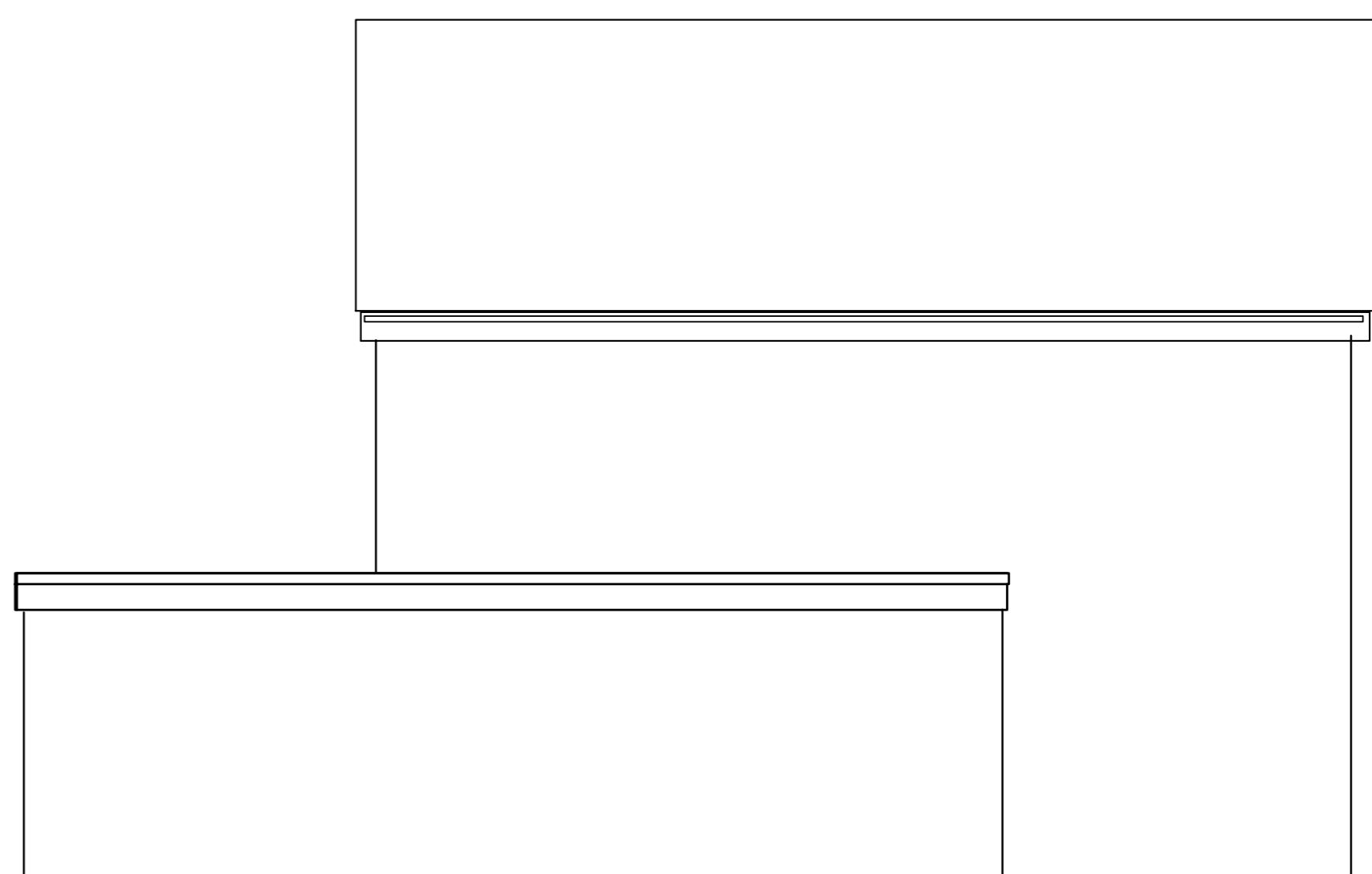


Existing Side Elevation

Facing No 120



Existing Rear Elevation



Existing Side Elevation

Facing No 116

Drawing
Existing Elevations

Address
118 Laneside Road, Haslingden

Client

Dwg No 17023.1 Scale 1.50

DJ Hancock Design

22 Croft Street

Bacup

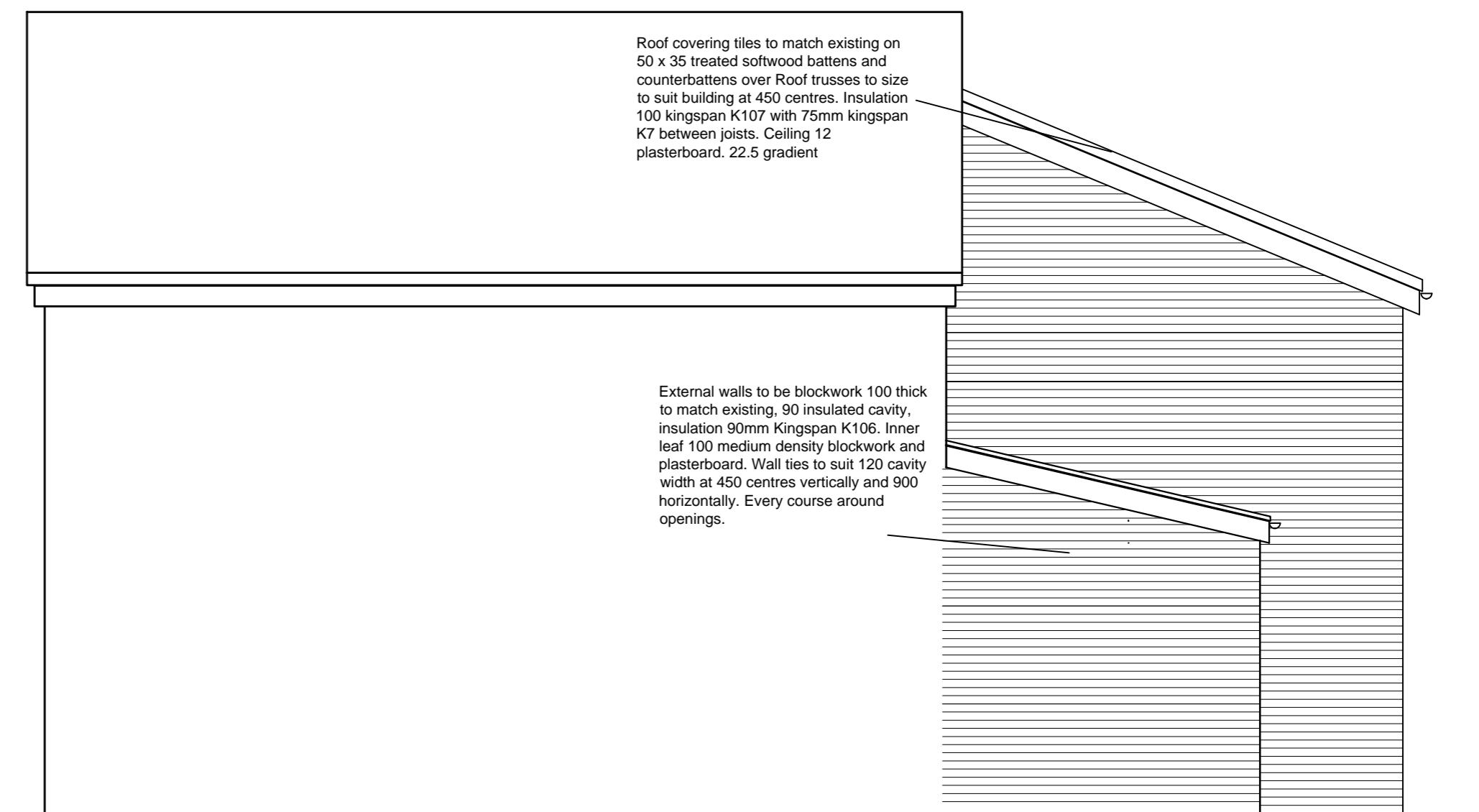
OL13 9DB

Tel 01706 563502

Mob 07599 008 791

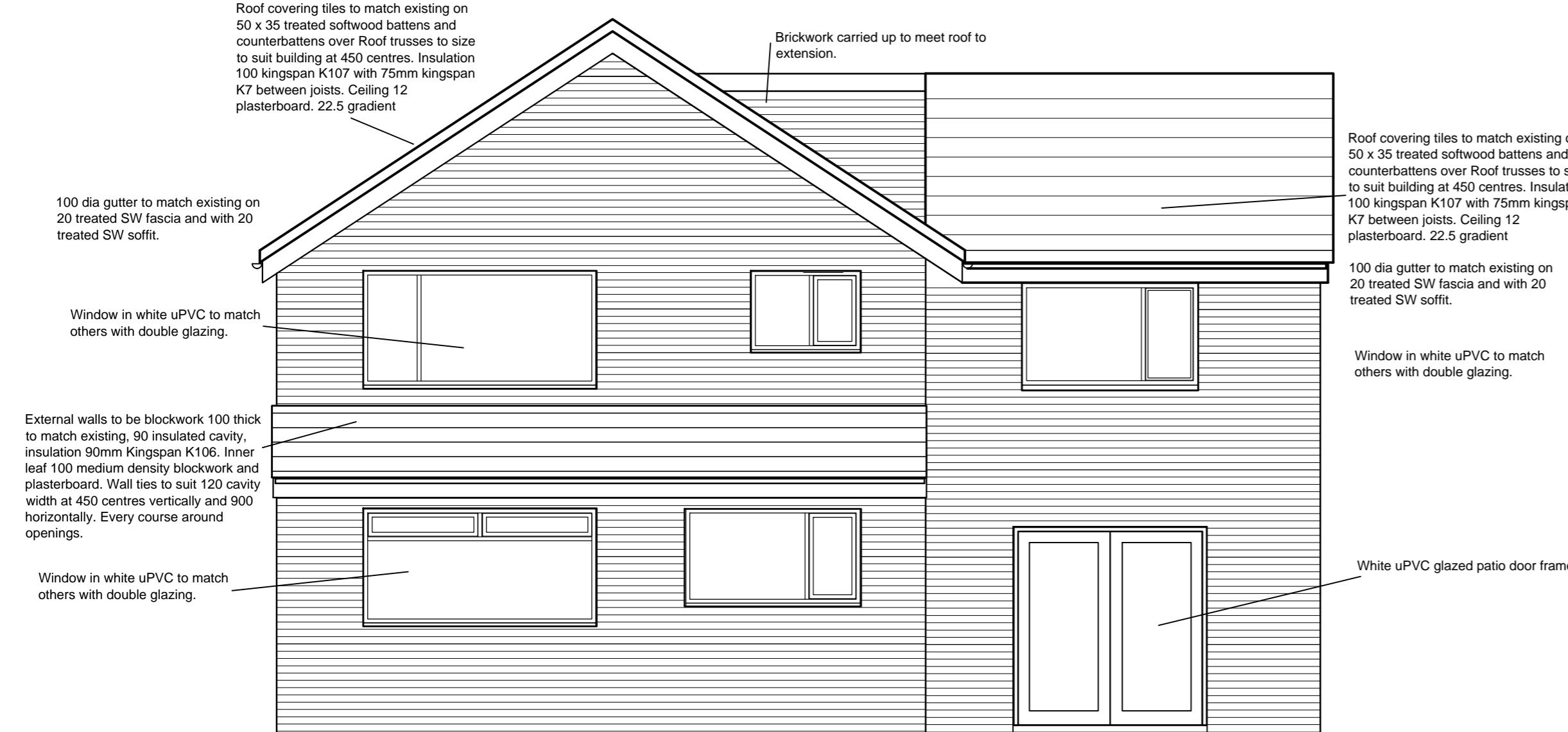


Proposed Front Elevation

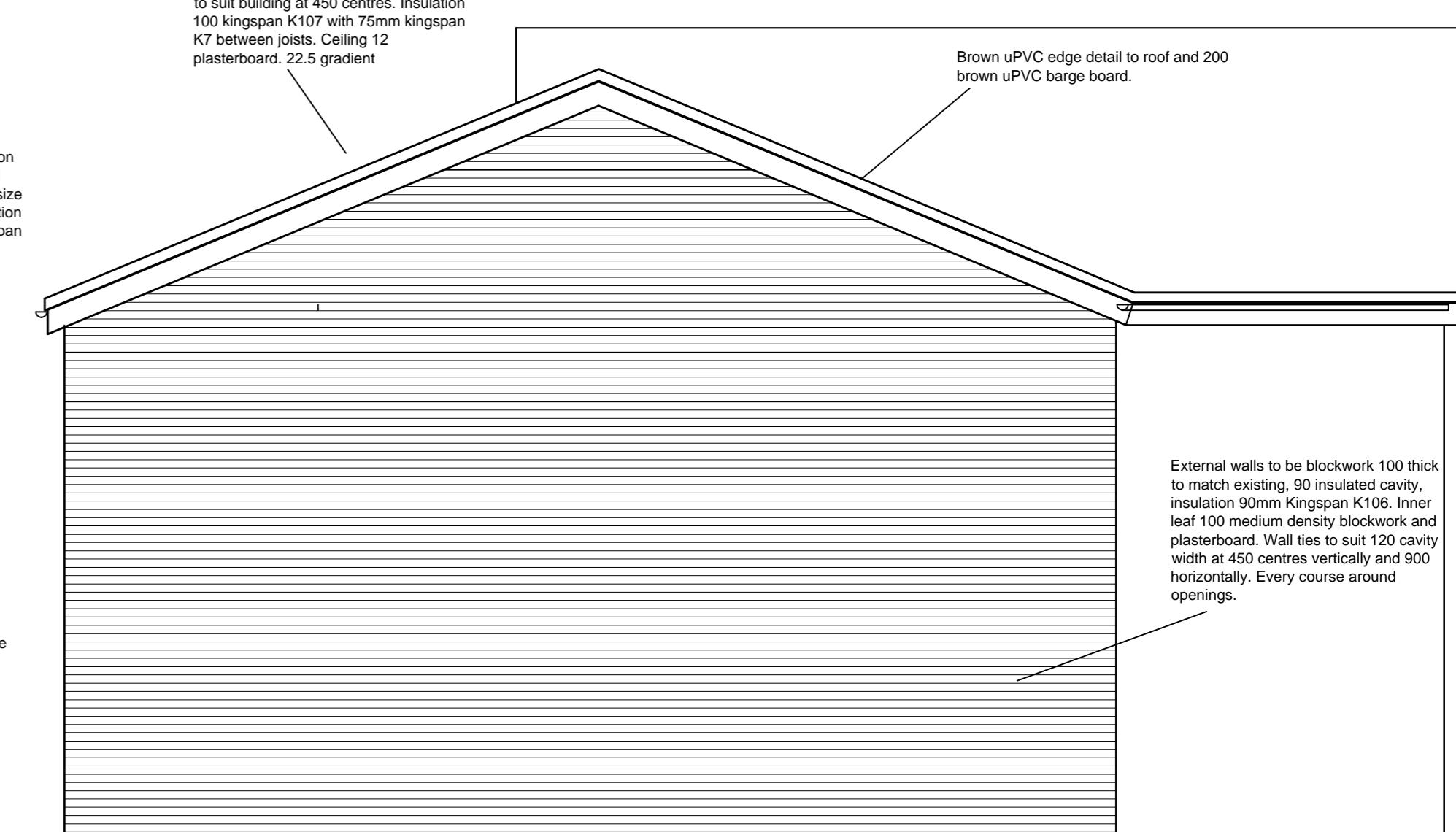


Proposed Side Elevation

Facing No 120



Proposed Rear Elevation



Proposed Side Elevation

Facing No116

Drawing
Proposed Elevations

Address
118 Laneside Road, Haslingden

Client

Dwg No
17023.3A

Scale
1.50

DJ Hancock Design

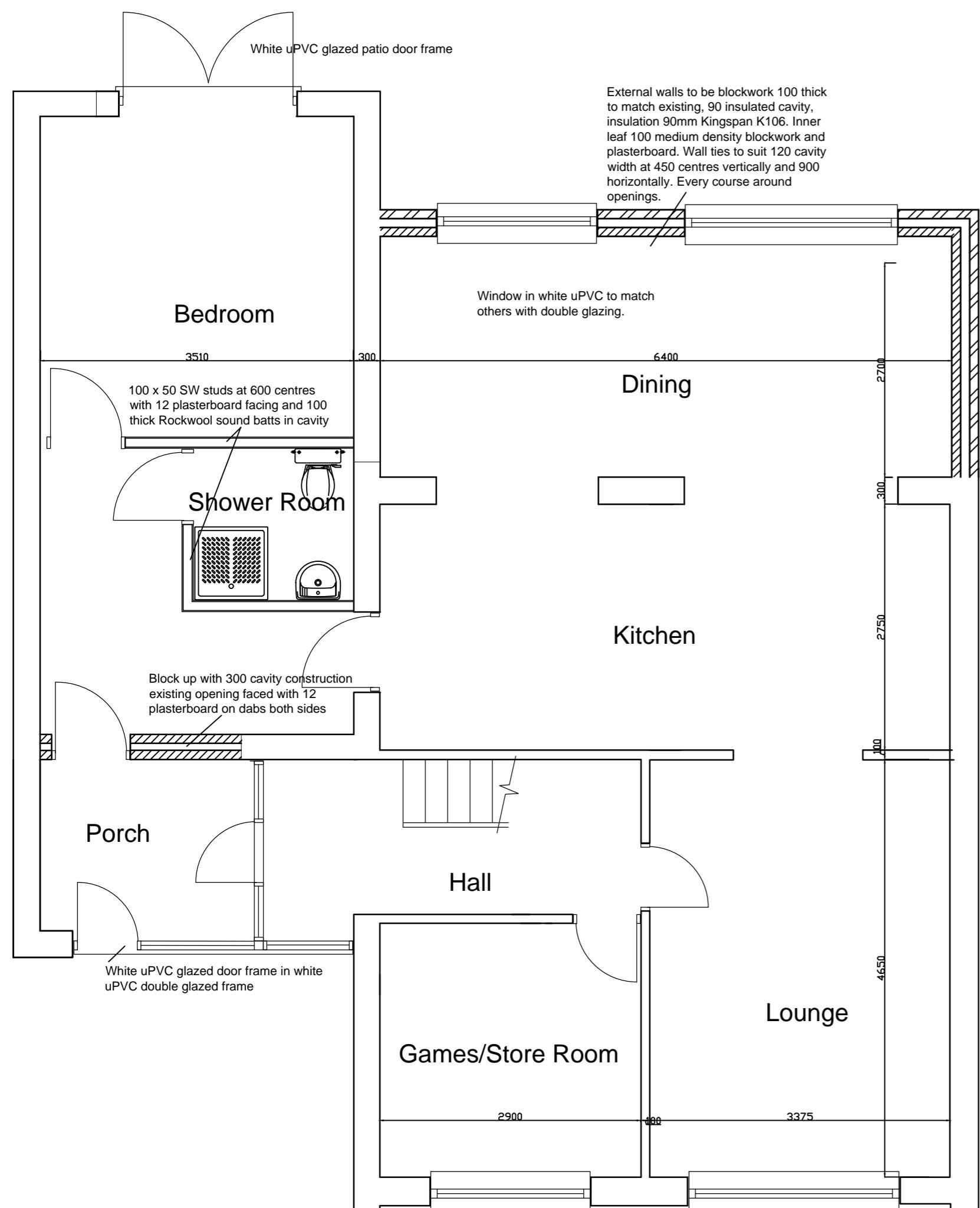
22 Croft Street

Bacup

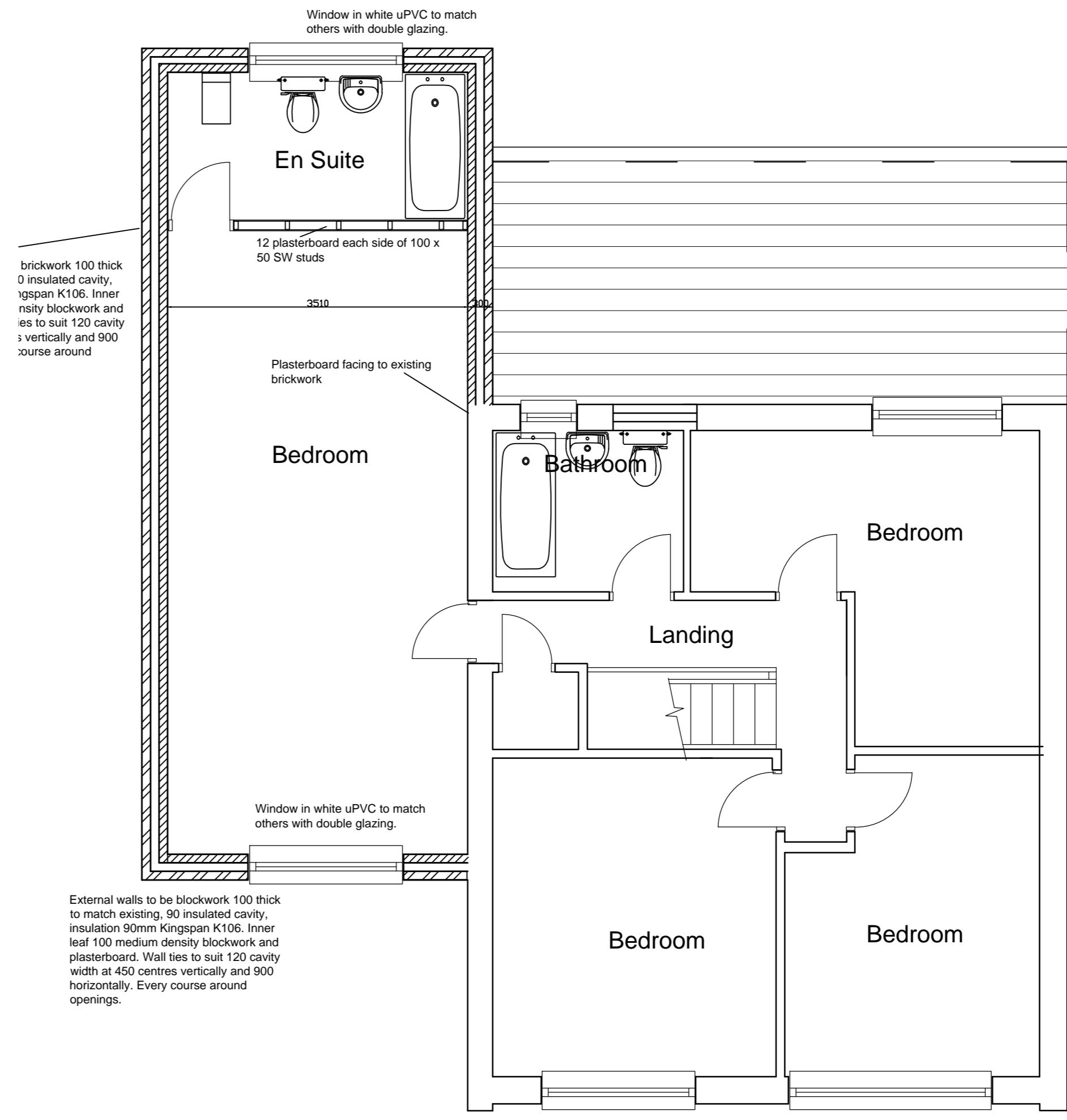
OL13 9DB

Tel 01706 563502

Mob 07599 008 791



Proposed Ground Floor



Proposed First Floor

Drawing
Proposed Plans

Address
118 Laneside Road, Haslingden

Client

Dwg No
17023.4A

Scale
1.50

DJ Hancock Design
22 Croft Street
Bacup
OL13 9DB
Tel 01706 563502
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118, Laneside Road, Haslingden, Rossendale, Lancashire, BB4 6PG



Location Plan shows area bounded by: 379092.17, 422417.29 379233.59, 422558.72 (at a scale of 1:1250), OSGridRef: SD79162248. 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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