

<b>Application Number:</b>	2026/0047	<b>Application Type:</b>	Householder
<b>Proposal:</b>	Householder: Part two-storey part single-storey rear extension.	<b>Location:</b>	16 Farrington Road, Bacup, OL13 9TE
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19/05/2026
<b>Applicant:</b>	Mr Gavin Brien	<b>Determination Expiry Date:</b>	22/05/2026
<b>Agent:</b>	Mr Ben Edmonson: Edmonson Design Services		

<b>Contact Officer:</b>	<b>Harry Turner</b>
<b>Email:</b>	<b>harryturner@rossendalebc.gov.uk</b>

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	<b>No.</b>
<b>Member Call-In</b> Name of Member: Reason for Call-In:	<b>No.</b>
<b>3 or more objections received</b>	<b>Yes - 3 objections received.</b>
<b>Other (please state):</b>	<b>No.</b>

## **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

16 Farrington Road is a detached property constructed of brick, concrete roof tiles, and UPVC white windows. It is located approximately 100m to the south west of Rochdale Road, Bacup and part of a wider housing estate that is positioned north west of Slack Lane. 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 construct a single-storey single-pitched extension at the rear of the existing property, replacing the existing conservatory.
- b) To construct a two-storey, dual pitched extension above the single storey additions to the rear.

The proposed scheme is the result of discussions between the applicant and the Local Planning Authority, during which amendments were secured to address earlier concerns regarding the projection of the two-storey rear element.

The single-storey rear extension would project approximately 3.5 metres from the rear elevation of the dwelling, measure 5.39 metres in width, and feature an eaves height of approximately 2.38 metres and a maximum height of approximately 3.45 metres.

The two-storey rear extension would project approximately 3.5 metres from the rear elevation, measure approximately 3.48 metres in width, and have an eaves height of approximately 4.6 metres and a maximum ridge height of approximately 5.96 metres.

External materials are proposed to match the host dwelling, comprising facing brickwork to the walls, concrete roof tiles, and uPVC windows, fascias and soffits.

## 5. POLICY CONTEXT

### National

#### 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

Policy TR4 Parking

## **Other Material Planning Considerations**

RBC Alterations and Extensions to Residential Properties SPD

## **6. CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Summary of Comments received</b>
LCC Highways	No objections

## **7. REPRESENTATIONS**

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 4<sup>th</sup> March 2026 giving them 21 days to comment. A site notice was also posted on 10<sup>th</sup> March 2026 with 21 days to comment.

The publicity period has now expired and 3 objections have been received. The key comments are summarised below:

- The proposed two-storey extension is considered excessive in scale and disproportionate, representing overdevelopment of the plot.
- The development is considered to result in an overbearing and dominant impact, creating a sense of enclosure to neighbouring properties.
- Concerns regarding loss of light and overshadowing to neighbouring gardens.
- Adverse impact on outlook from neighbouring properties.
- Potential overlooking from a first-floor side-facing window.
- Concerns regarding construction noise and disturbance.
- Impacts on property value and personal circumstances (not material planning considerations).

## **8. ASSESSMENT**

### Principle

The proposal involves the 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

Concerns have been raised by neighbouring occupiers regarding the scale, projection and overall visual impact of the proposed two-storey rear extension, including its perceived dominance and lack of proportionality.

These concerns are noted and were shared to an extent by the Local Planning Authority at an earlier stage in the application process, particularly in respect of the projection and overall depth of the two-storey rear element. As a result, amendments were sought and secured to reduce the projection of the extension and improve its relationship with the host dwelling.

The revised scheme presents a reduced projection and a more proportionate form when read against the existing dwelling. Whilst the extension remains a relatively substantial addition, it would be positioned to the rear and would read as a continuation of the built form rather than an incongruous or competing element.

The design incorporates a dual-pitched roof with a significant drop in ridge height relative to the host dwelling, which reinforces the subservient relationship of the extension. The inclusion of a rear-facing gable further assists in breaking up the massing of the extension and provides a more sympathetic and traditional form that reflects the character of the host property.

In addition, the use of materials to match the existing dwelling would ensure a cohesive and integrated appearance. Taken together, these design elements ensure that the extension would not appear unduly dominant or visually discordant.

Rear extensions of this nature and scale are a common feature within residential areas and, subject to appropriate design, are generally considered acceptable. In this instance, following the amendments made, the proposal is considered to achieve an acceptable balance between providing additional accommodation and maintaining the character and appearance of the host dwelling.

The proposed single-storey rear extension, by virtue of its limited height, scale and siting, would appear as a modest and subordinate addition and is considered acceptable in visual terms.

The proposed development is considered to be of an acceptable scale and design and would not result in unacceptable harm to the character or appearance of the host dwelling or surrounding area. The proposal therefore complies with Policies ENV1 and HS9 of the

Rossendale Local Plan, the Council's Alterations and Extensions SPD, and Chapter 12 of the National Planning Policy Framework.

### Neighbour Amenity

Concerns have been raised by neighbouring occupiers regarding the impact of the proposed development on residential amenity, including overbearing impact, loss of light, loss of outlook and potential overlooking.

In assessing these impacts, consideration has been given to the guidance contained within the Council's Alterations and Extensions SPD, in particular Section 2.1 which sets out recommended separation distances to avoid undue harm. The following standard is relevant in this case:

- *Maintain a minimum distance of 13m between a principal window to a habitable room in one property and a two storey blank wall of a neighbouring property*

The proposed two-storey rear extension would be positioned 13 metres from the rear elevation of No. 20 Farrington Road, which represents the closest and therefore most affected relationship. This accords with the SPD guidance for the relationship between a principal habitable room window and a two-storey blank wall and is therefore considered to provide an acceptable relationship in terms of outlook and overbearing impact.

It is also noted that properties to the east, including No. 20, are set at a higher ground level relative to the application site, looking down towards the host dwelling. This relationship reduces the perceived scale of the extension when viewed from neighbouring properties and further limits any overbearing impact.

Whilst the extension would be visible from neighbouring rear gardens, the separation distance, siting of the extension, and the relative levels would ensure that it would not result in an unduly overbearing or oppressive form of development.

With regard to loss of light, the scale, siting and orientation of the two-storey extension would ensure that any additional overshadowing would not be significant or materially harmful to neighbouring amenity, particularly when taking into account the layout of neighbouring gardens. The single-storey rear extension, by virtue of its limited height and scale, would not give rise to any significantly adverse impacts in this regard.

No side-facing windows are proposed at ground level or first floor level, and the development would therefore not result in any unacceptable loss of privacy. Owing to the proximity of the extension to 14 Farrington Road, and the change in levels between the two

sites, a condition has been recommended below to restrict the installation of any ground floor openings looking directly into this neighbouring garden. Given the change in levels from properties to the east, it's not considered necessary to restrict new openings on the opposite side of the extension (regard has also been given to the fact the proposal is replacing an existing conservatory which would have the same material impact). Planning permission would be required to install any first floor windows not fitted with obscure glazing on the side of the proposed extension, and as such a similar worded condition is not required.

Concerns relating to construction noise and disturbance are noted, however these are temporary in nature and would not warrant refusal of the application. A condition restricting construction hours has been recommended below.

Overall, the proposed development would not result in unacceptable harm to the amenity of neighbouring occupiers and is therefore considered to comply with Policy ENV1 of the Rossendale Local Plan, the Council's Alterations and Extensions SPD, and Chapter 12 of the National Planning Policy Framework.

### Highway Safety

Lancashire County Council Highways have been consulted on the application and raise no objection to the proposed development.

The proposal would not result in any increase in the number of bedrooms at the property and no alterations are proposed to the existing access or parking arrangements. As such, the development is not expected to give rise to any material increase in traffic generation or demand for on-street parking.

The Highway Authority has confirmed that the proposal would have a minimal impact on the surrounding highway network and that there are no highway grounds to support an objection.

Having regard to the above, the proposed development is considered acceptable in terms of highway safety.

In view of the above the proposals are considered to be acceptable in highway safety terms reasonably satisfying the requirements of Policy TR4 of the adopted Local Plan.

### Conclusion

The proposal is considered to be acceptable in principle and involves the addition of an appropriately designed and positioned part two-storey and part single-storey rear extension to an existing dwelling. It is considered acceptable in terms of visual amenity, neighbour amenity, and highway safety, subject to the conditions recommended below. The proposal is therefore considered to be in accordance with the requirements of Policies SD1, SD2, HS9, ENV1 and TR4 of the Council's adopted Rossendale Local Plan (2019–2036), the

provisions of the Council's Alterations and Extensions to Residential Properties SPD, and Sections 2 and 12 of the National Planning Policy Framework.

**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:

<b>Document / Plan / Drawing Title</b>	<b>Document / Plan / Drawing Reference</b>	<b>Date / Latest Revision Date Recorded or Date Received</b>
Application Form	N/A	16/02/2026
Location Plan	N/A	16/02/2026
Existing & Proposed Plans & Elevations	2026/02-01B	10/04/2026

*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 external surfaces of the extensions hereby permitted shall match like for like those of the existing dwelling, i.e. facing brickwork to the walls, concrete roof tiles, and uPVC windows, fascias and soffits.

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

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, shall, at any time, be installed at ground floor level within the Proposed LH Gable Elevation (as annotated on the approved plan) of the approved extension, unless prior written approval has first been obtained from the Local Planning Authority through the granting of planning permission.

*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, the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), and the National Planning Policy Framework.*

5. No construction deliveries, external running of equipment or machinery, or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the following hours:

- Monday to Friday 08:00 to 18:00
- Saturday 08:00 to 13:00

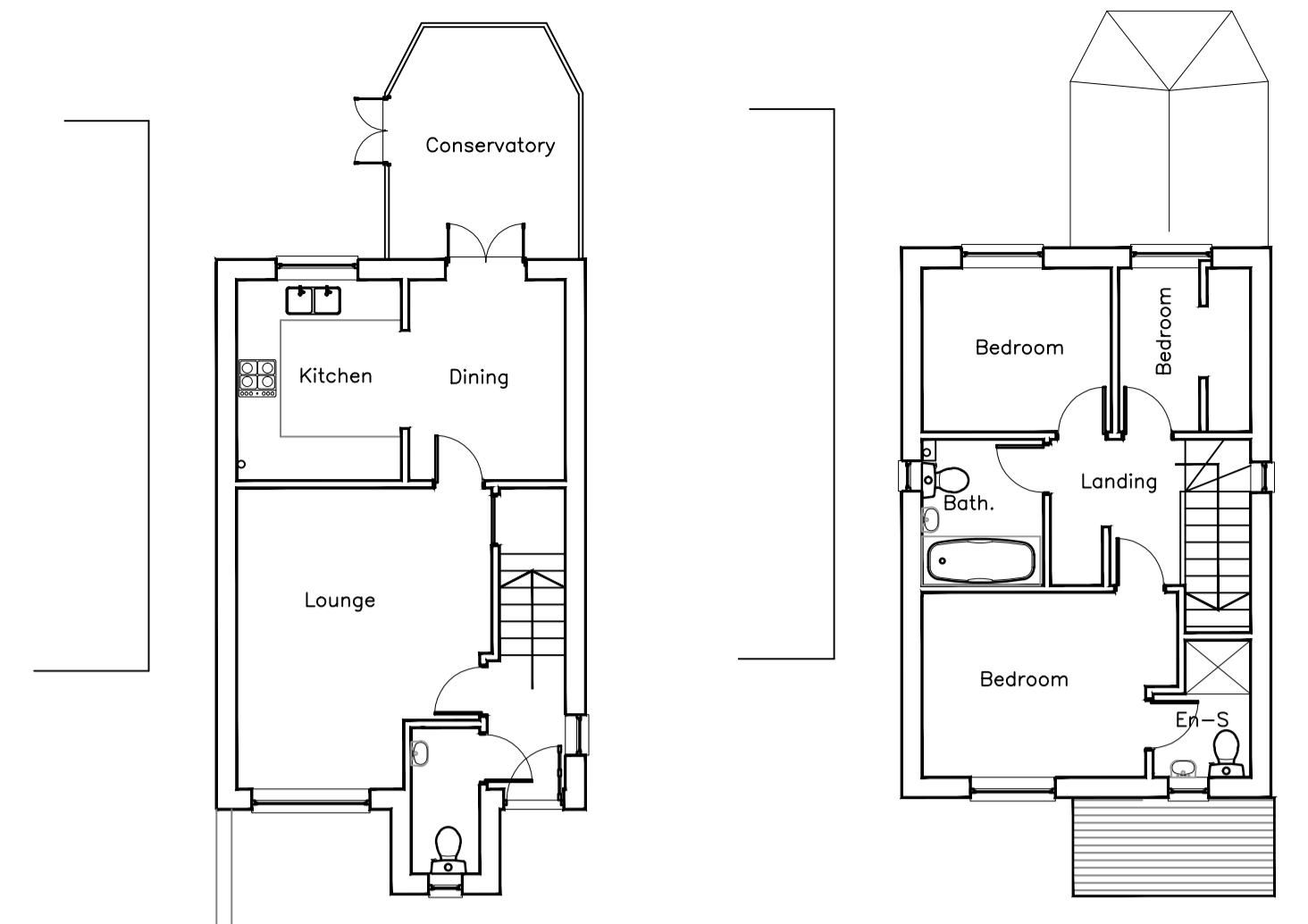
Construction works shall not take place on Sundays or Bank or Public Holidays.

*Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), and the National Planning Policy Framework.*

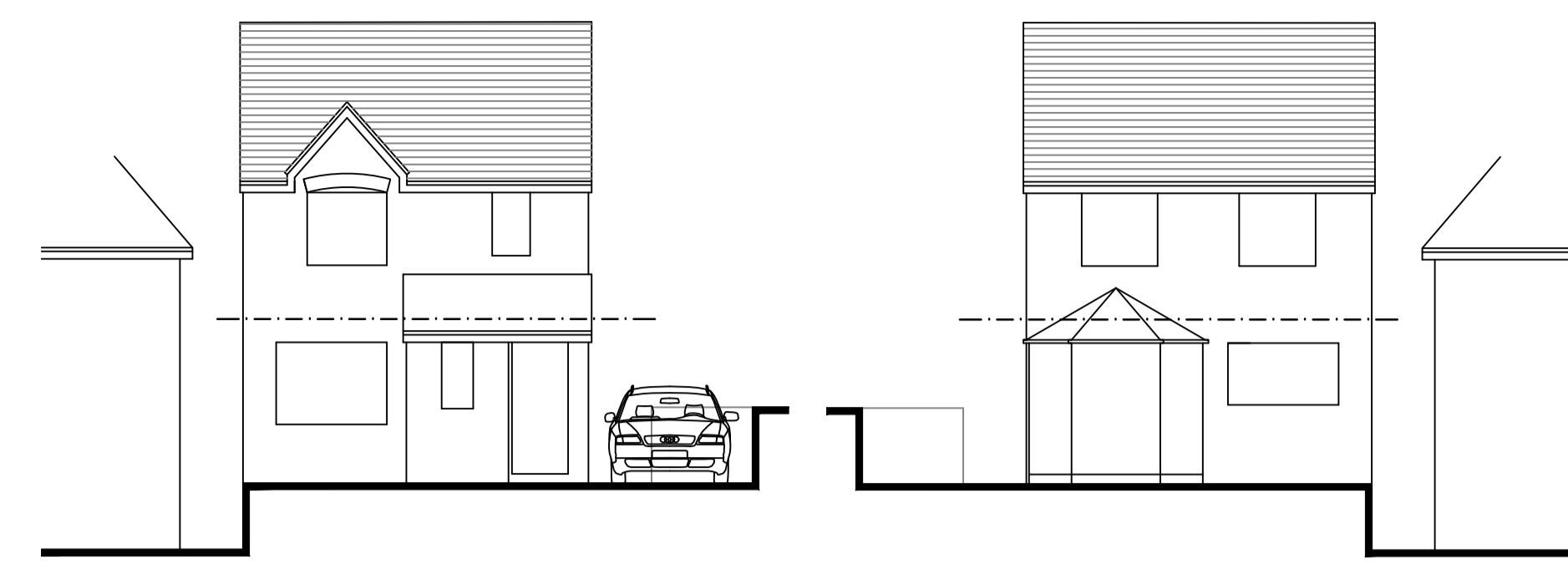
## 11. **INFORMATIVES**

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.

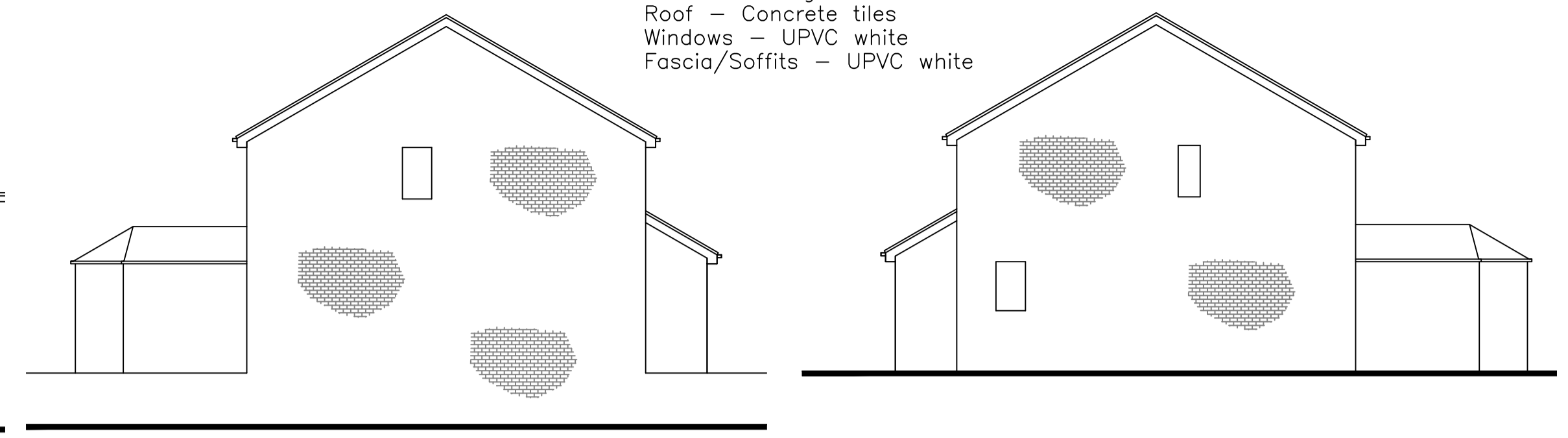
Notes:  
Existing materials:  
Walls - Facing Brick  
Roof - Concrete tiles  
Windows - UPVC white  
Fascia/Soffits - UPVC white



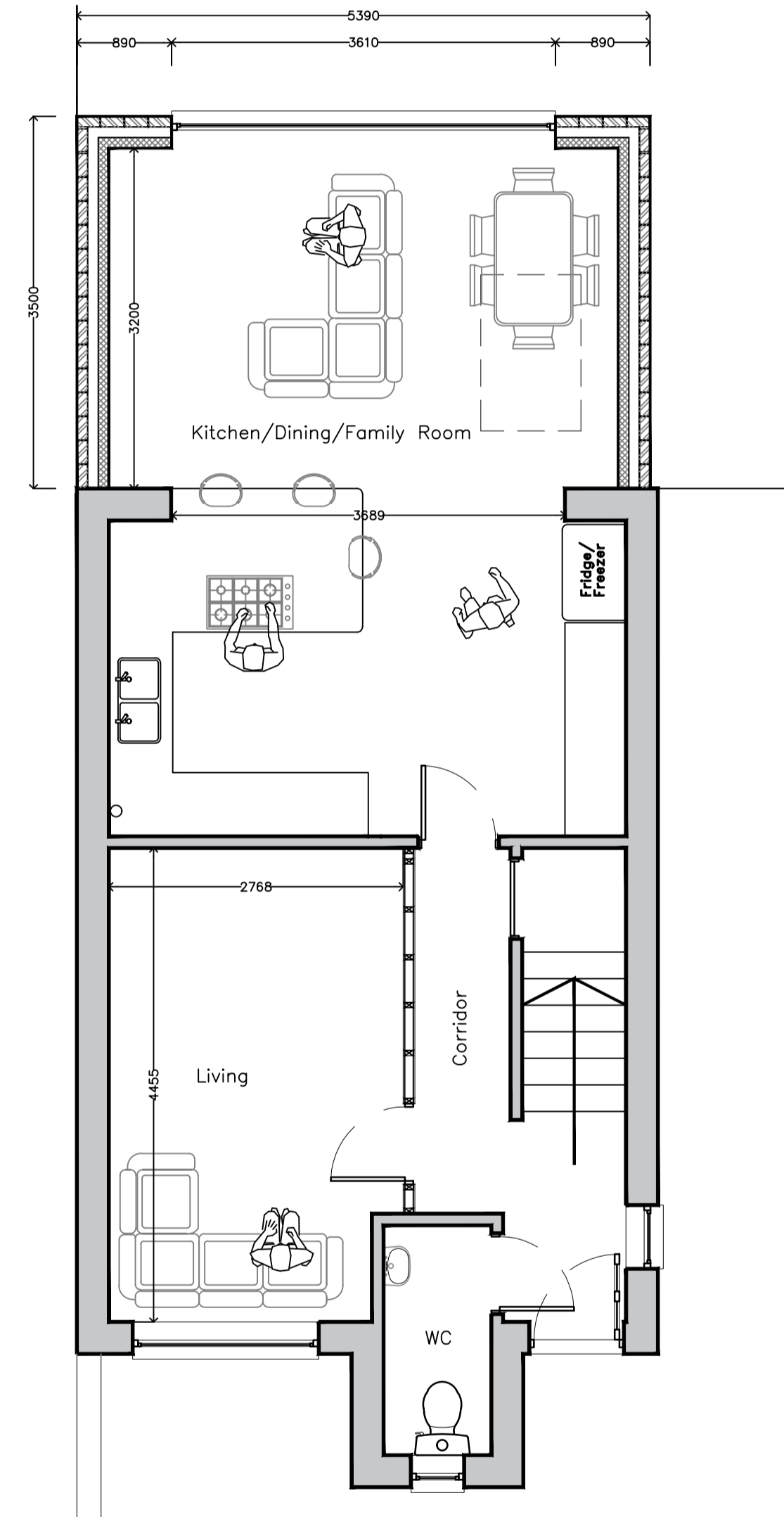
Existing Ground Floor Plan (1:100) Existing First Floor Plan (1:100)



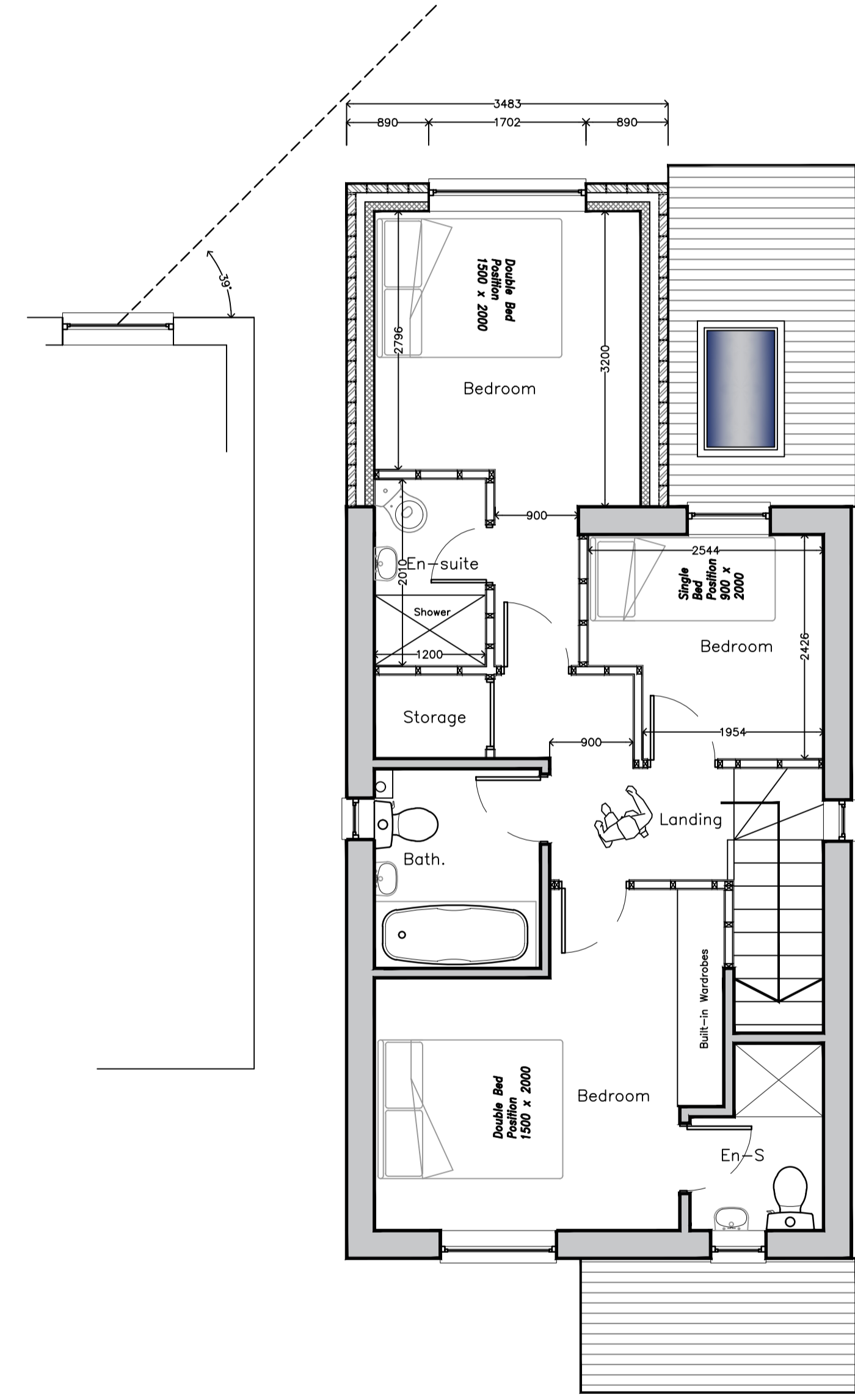
Existing Front Elevation (1:100) Existing Rear Elevation (1:100)



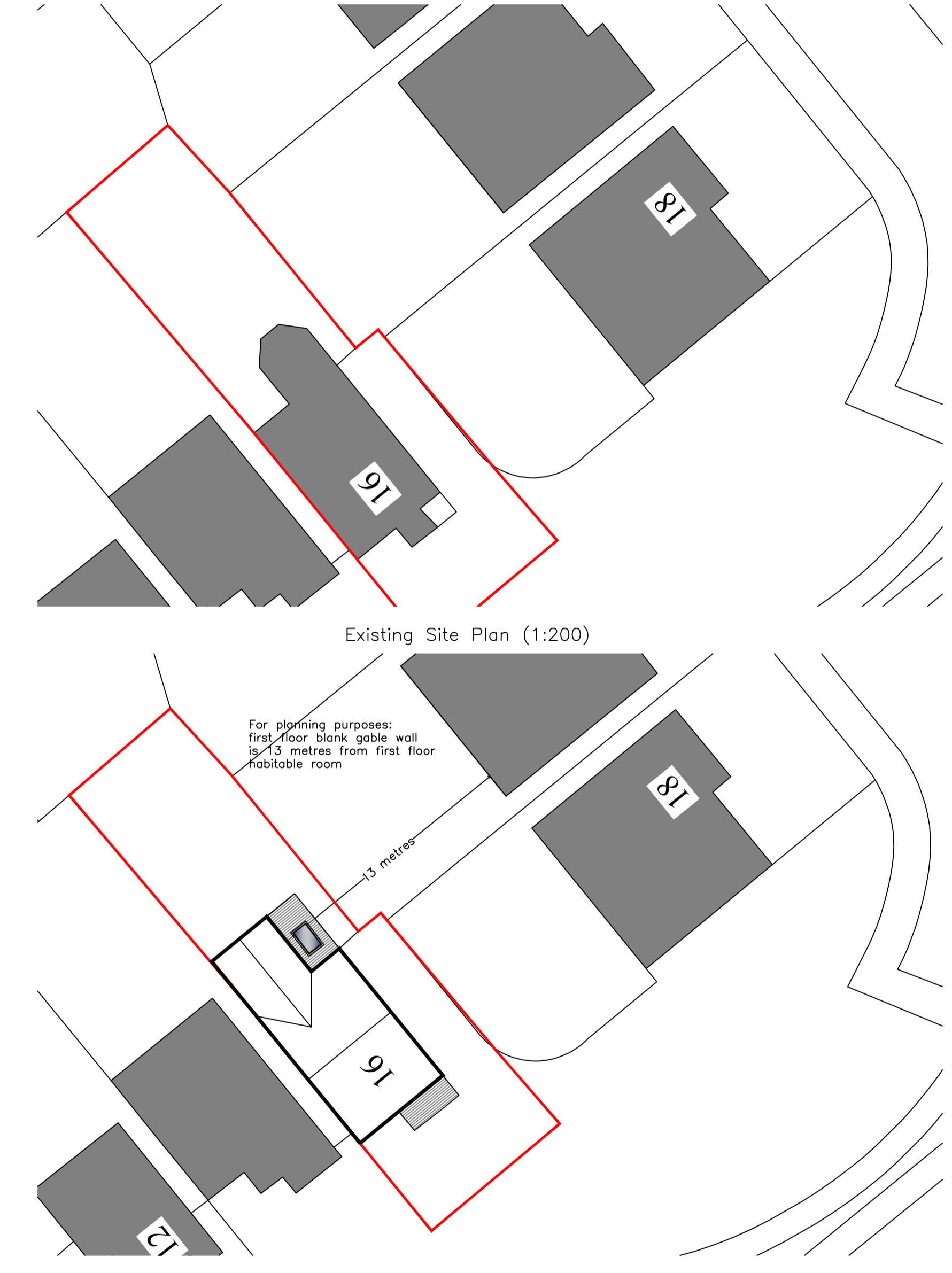
Existing LH Gable Elevation (1:100) Existing RH Gable Elevation (1:100)



Proposed Ground Floor Plan (1:50)



Proposed First Floor Plan (1:50)

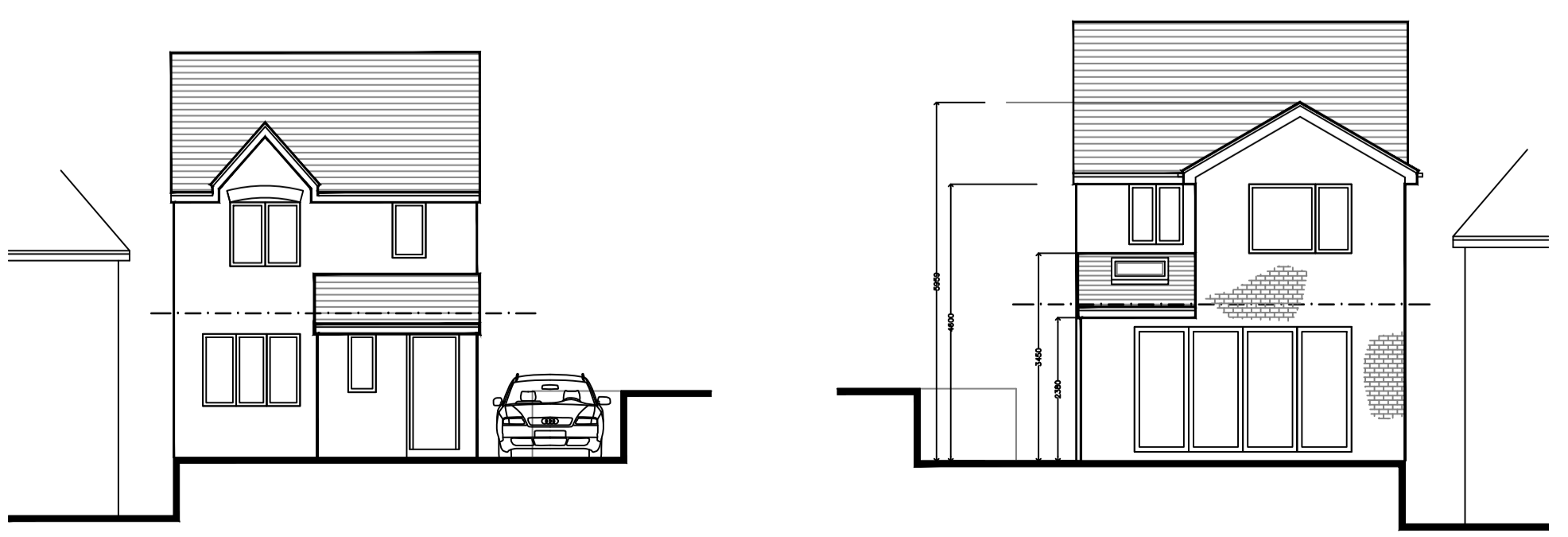


Existing Site Plan (1:200)

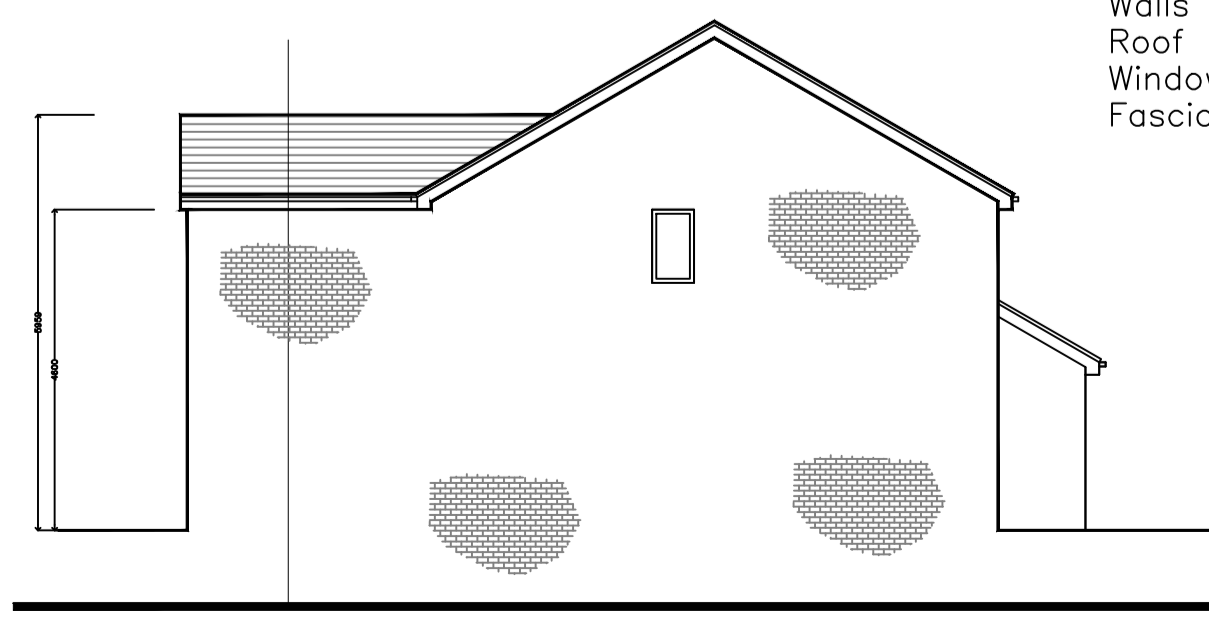
Proposed Site Plan (1:200)

For planning purposes:  
first floor blank gable wall  
is 13 metres from first floor  
habitable room

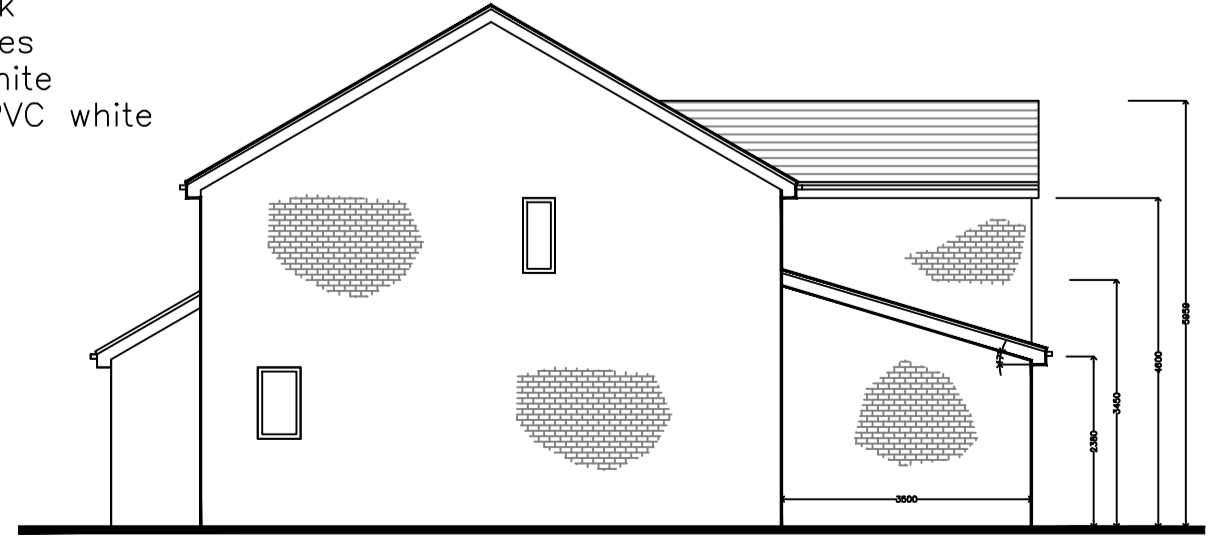
For Planning  
Purposes Only



Proposed Front Elevation (1:100) Proposed Rear Elevation (1:100)



Proposed LH Gable Elevation (1:100)



Proposed RH Gable Elevation (1:100)

Notes:  
Proposed materials:  
Walls - Facing Brick  
Roof - Concrete tiles  
Windows - UPVC white  
Fascia/Soffits - UPVC white

Client			
Gavin and Sarah Brien			
Project			
2 storey rear extension at			
16 Farrington Road, Bacup OL13 9TE			
Job No.	Area	File Ref	
2026/02			
Title			
Existing & Proposed Plans & Elevations			
Date			rev.
2026/02-01			B
Date	Drn.	Scale	Checked
15.01.26	B. Edmondson	AS Noted@A1	

This drawing is solely owned by Edmondson Design Services and will remain so until approved by Edmondson Design Services.

**eds**  
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