

**Welcome to
Rossendale Borough Council's
Development Control Committee
Date 23rd June 2026**



**ROSSENDALE
BOROUGH
COUNCIL**

Item B1

2026/0142 – Land Off, Fieldfare Way, Bacup, Lancashire

S.73 Application: variation of Condition 2 (approved plans) pursuant to planning appeal decision APP/B2355/W/24/3356090, to enable house type alterations to plots 39, 41, 46, 48, 49, 50, 51, 52 and 55.

Site Layout



Elevations & Floor Plans

ALTERNATE SOLAR LOCATION
DEPENDANT ON PLOT ORIENTATION

17.5
10.0

Front Elevation

Side Elevation

Side Elevation

Ground Floor Plan

First Floor Plan

Rear Elevation

0 5 10
10m Scale bar @ 1:100

The Chipping (Stone)
(1031ft² / 95.8m²) (M4(2) & NDSS COMPLIANT)

Scale: 1:100
Date: MAY 2024
Dwg. No.: CHI 1.7

McDermott HOMES
Jupiter House, 1 Mercury Rise, Atham, Lancs, BB5 5BY
T: 01282 774586 F: 01282 774516
E: info@mcdermott-homes.co.uk www.mcdermott-homes.co.uk

Item B2

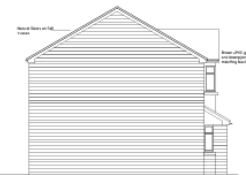
**2022/0577 – Alderwood, Market Street, Edenfield, Bury,
Lancashire, BL0 0JH**

**Full: Development of 3 No Detached properties and all associated
works**

House Type Healey



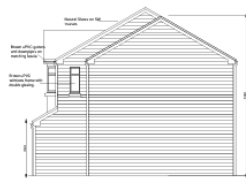
Front Elevation



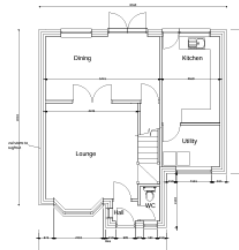
End Elevation



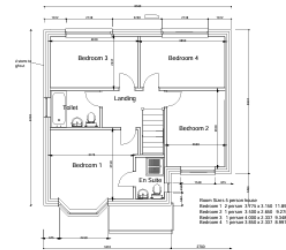
Rear Elevation



End Elevation



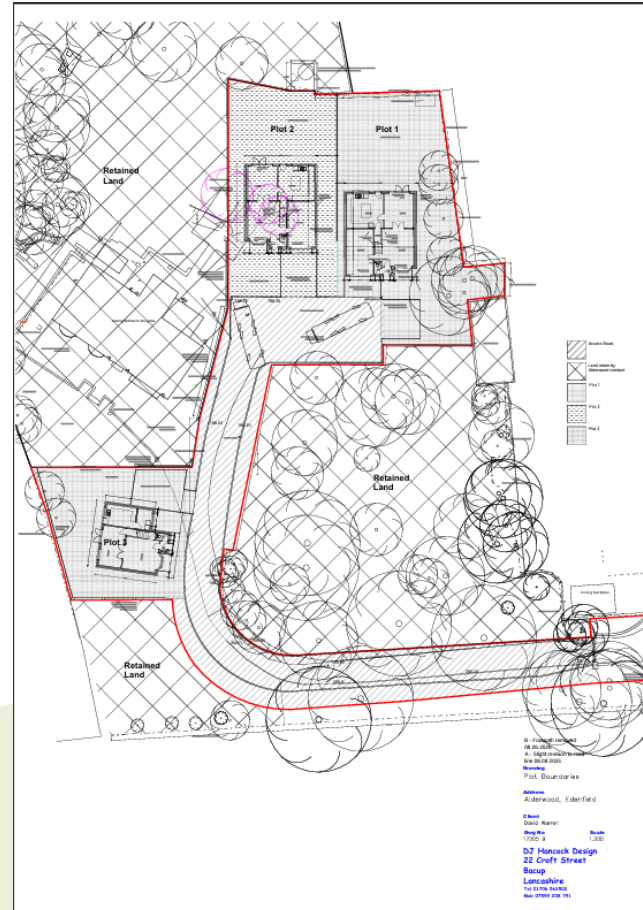
Ground Floor Plan



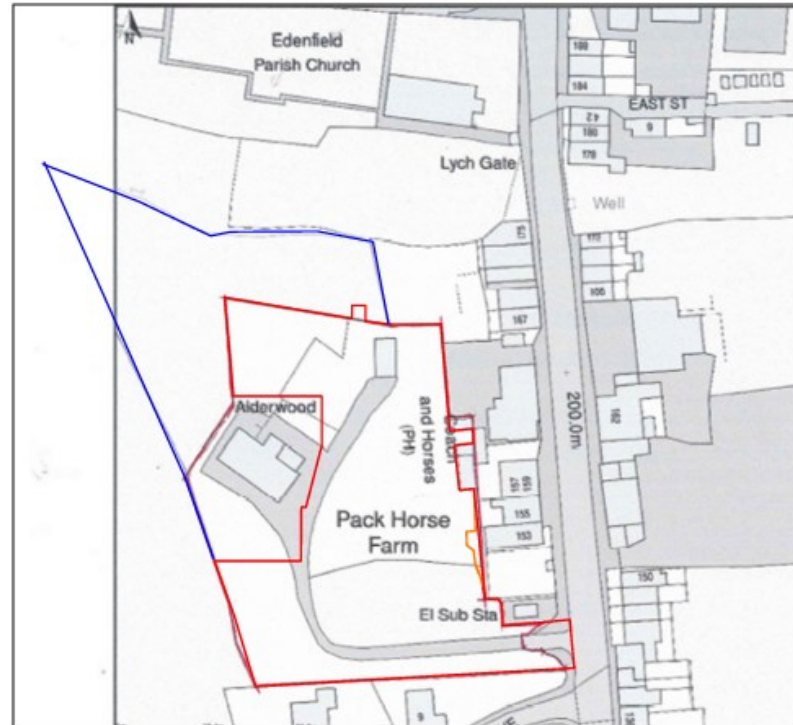
First Floor Plan

Project: House Type Healey
Architect: Anderson, Worsell, Smith, Davidson
Date: 2010
Scale: 1/4\"/>
© 2010 Anderson Worsell Smith Davidson
02 Anderson Design
02 South Street
Basing
London SW19 4NU
020 8876 1000
www.andsd.co.uk

Plot Boundaries

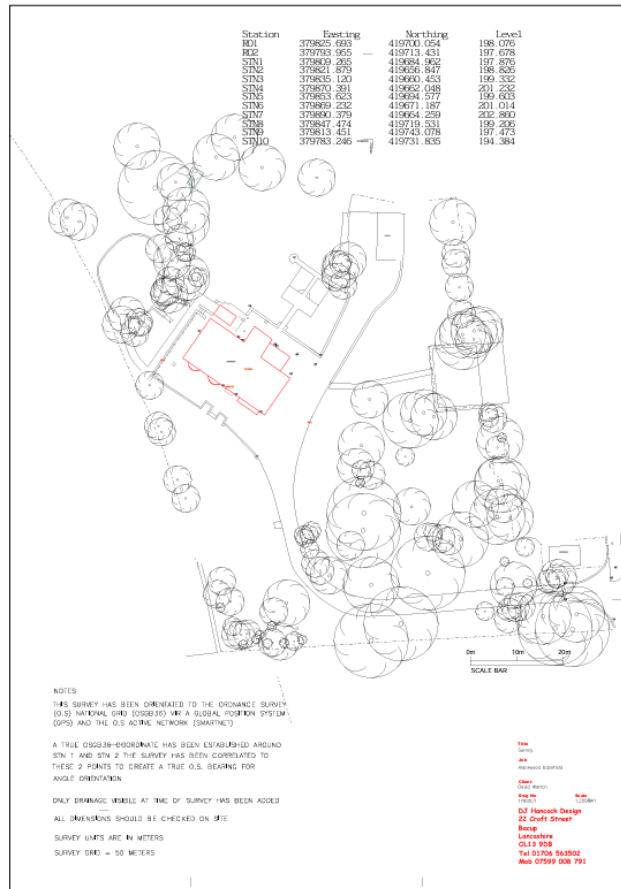


Location Plan



A - Boundary Revised
Title
Location Plan
Job
Alderwood Edenfield
Client
David Warren
Dwg No
17005.5
Scale
1:500(BA1)
DJ Hancock Design
22 Croft Street
Bacup
Lancashire
OL13 9DB
Tel 01706 563502
Mob 07599 008 791

Survey



Photograph



Photograph



Photograph



Photograph



Item B3

**2025/0136 – 65 Helmshore Road, Haslingden, Rossendale,
Lancashire, BB4 4BW**

Proposed demolition of a section of the existing dwelling to facilitate vehicular access, conversion of remainder of house into 3x apartments and construction of proposed 4x Bungalows to rear of site.

Proposed Bungalow Plan and Elevations



Location Plan



Notes

Copyright in all documents and drawings prepared by the architectural designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to, a third party without the written consent of Zach Thorp.

Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding.

All levels to be checked on site

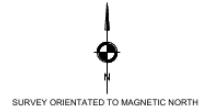
All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding.

All component sizes and references to be checked before ordering

Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.



Description	Date	By	CHK

Status

Working
 Construction
 PLANNING

Client
Gordon Lawrie
Mass Nook, Helmsshore Road

Contract
Proposed conversion of house into 6x apartments and proposed 3x Bungalows to rear of site

Drawing
Location Plan

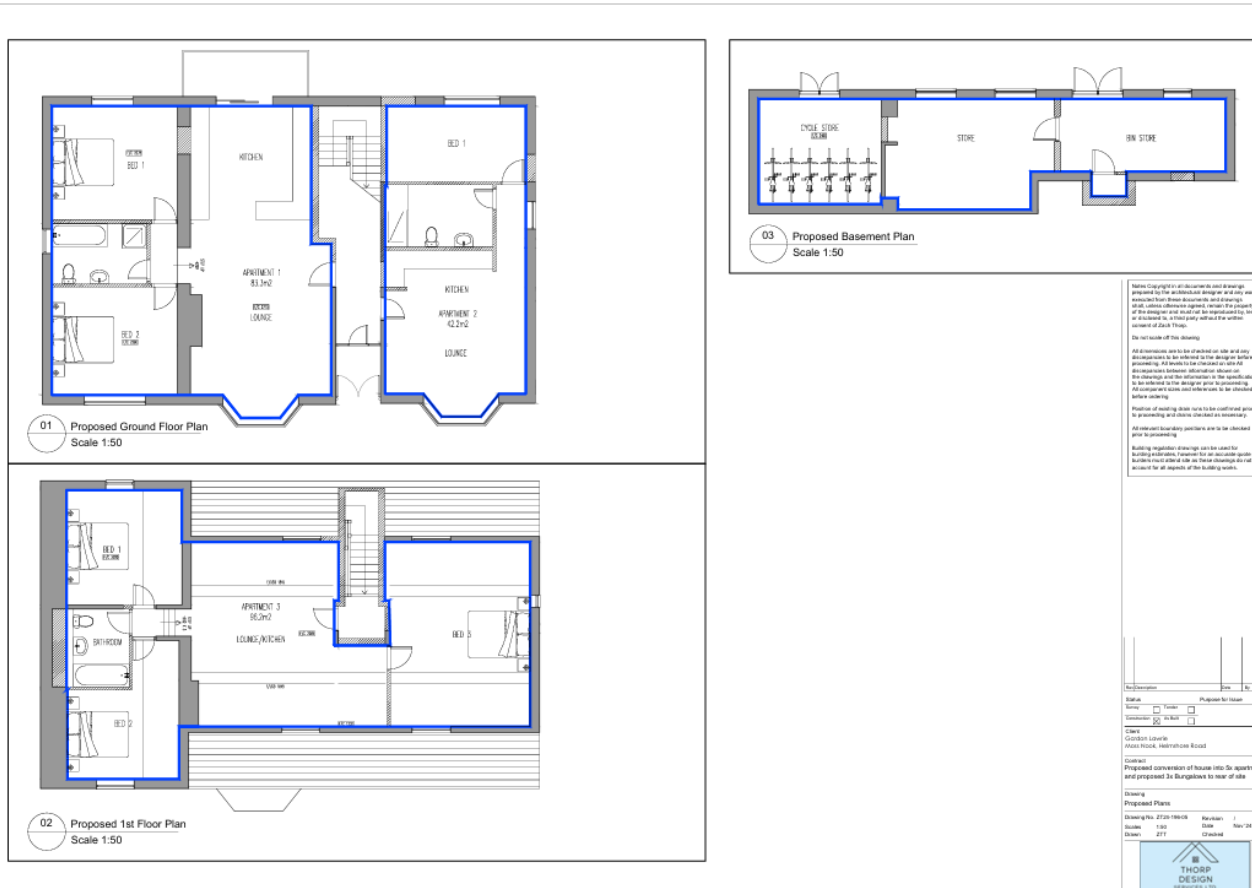
Drawing No. ZT24-196-00 Revision /
 Scales 1:1250 @ A4 Date Nov '24
 Drawn ZTT Checked



Proposed Site Plan



Proposed Plans



Proposed Elevations 1

01 Proposed Front Elevation
Scale 1:50

Proposed Plans

02 Proposed Rear Elevation
Scale 1:50

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Do not scale off the drawing.

All dimensions are to be checked on site and any discrepancies are to be referred to the designer before proceeding. All works to be checked on site. All dimensions shown in brackets indicate a check of the drawings and the information in the specification to be taken into account prior to proceeding. All components shown are intended to be checked before ordering.

Position of existing walls etc. to be confirmed prior to proceeding and made the best as necessary. All relevant boundary positions are to be checked prior to proceeding.

Building regulation drawings shall be used for building regulation. However for all construction work building regulations shall be taken into account for all aspects of the building works.

No.	Date	By	123
Status	Purpose for issue		
Issue	<input type="checkbox"/> New	<input type="checkbox"/>	<input type="checkbox"/>
Client	Mans House, Helmsford Road		
Contract	Proposed conversion of house into six apartments and proposed 3x Bungalows to rear of site		
Drawing	Proposed Elevations 1		
Drawing No.	224-186-04	Revision	1
Scale	1:50	Date	Nov 24
Drawn	277	Checked	

- ① PROPOSED BLACK UPVC FRAMES
- ② PROPOSED BLUE SLATE
- ③ PROPOSED BLACK UPVC FASCIA
- ④ PROPOSED OFF WHITE RENDER
- ⑤ EXISTING STONEWORK
- ⑥ PROPOSED GLASS BALUSTRADE





Proposed Elevations 2

01 Proposed Side Elevation
Scale 1:50

02 Proposed Side Elevation
Scale 1:50

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Do not scale off the drawings.

All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All works to be checked on site at the time of construction. All dimensions are to be checked on site at the time of construction. All dimensions are to be checked on site at the time of construction.

Position of existing main sewer to be confirmed prior to proceeding and where checked as indicated.


All relevant boundary positions are to be checked prior to proceeding.

Building regulation drawings can be used for building regulation, however for an accurate quote building regulation drawings are these drawings do not account for all aspects of the building works.

- ① PROPOSED BLACK UPVC FRAMES
- ② PROPOSED BLUE SLATE
- ③ PROPOSED BLACK UPVC FASCIA
- ④ PROPOSED OFF WHITE RENDER
- ⑤ EXISTING STONEMORY
- ⑥ PROPOSED GLASS BALUSTRADE

Drawn	Checked	Date	By
Status		Purpose for issue	
Client Name			
Vesta House, Palmshore Road			
Contract			
Proposed conversion of house into 3x apartments and proposed 4x Bungalows to rear of site			
Drawing			
Proposed Elevations 2			
Drawing No.	2704-108-07	Revision	A
Scale	1:50	Date	Jan '25
Drawn	TTY	Checked	



Proposed Landscaping, Materials and Boundary Treatment Plan



Photographs



Photographs

