

Application Number:	2024/0406	Application Type:	Householder
Proposal:	Householder: Replacement of existing windows and doors with new thermally efficient units. Addition of photovoltaic array to the front roof slope.	Location:	18 Farholme Lane Stacksteads Bacup Lancashire OL13 0EU
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	14 th January 2024
Applicant:	Amaryllis Goodspeed – Rossendale Valley Energy	Expiry Date:	17 th January 2024 (Time extension added)

Contact Officer:	Chris Dobson	Telephone:	01706 238639
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Yes – Council Owned Land
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	

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

Approval subject to the conditions set out in this report.

APPLICATION DETAILS

2. SITE

No.18 Farholme Lane is a two-storey end of terrace back-to-back residential dwelling of stone and natural slate construction.

The site is located within the urban boundary and is accessed via the A681 Newchurch Road Bacup Road to the south.

3. RELEVANT PLANNING APPLICATION HISTORY

No relevant planning history

4. PROPOSAL

The applicant proposes works to improve the energy efficiency of the dwelling. These include the replacement of all the existing windows and doors with new thermally efficient units and the addition of a photovoltaic array to the front roof slope. The works do not include the addition of any new window or door openings with the existing fenestration being utilised.

POLICY CONTEXT

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change

Development Plan

Local Plan Policies

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy ENV1: High Quality Development in the Borough

Policy ENV8: Other forms of Energy Generation

Other material considerations

National Planning Practice Guidance

RBC Alterations and Extensions to Residential Properties SPD

5. CONSULTATION RESPONSES

Consultee	Summary of Comments
No consultees	N/A

6. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 27/11/2024 and neighbour letters were posted out 14/11/2024.

No comments/objection have been received.

7. ASSESSMENT

Principle

The applicant proposes development work within the curtilage of an existing residential dwelling located within the urban boundary. In addition to this, Policy ENV8 contained within the Rossendale Local Plan 2019-2036 states the following:

“The Council will take a positive approach to renewable energy proposals in the Borough, such as solar and hydro-electric schemes, including community led initiatives, subject to the Authority being satisfied that any negative impacts, including of any supporting infrastructure, can be minimised.”

The development work proposes the addition of photovoltaic panels to the roof slope of dwelling and the Council is therefore generally supportive of the scheme. This is however subject to an assessment in relation to the impact of the development upon the character and appearance of the host dwelling and the surrounding area. This assessment has been undertaken below.

The development is acceptable in principle.

Visual Amenity

The Framework aims to deliver well designed places. It states that planning decisions should ensure that developments

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Policy ENV1 (High Quality Development in the Borough) of the Rossendale Local Plan echoes the above national policy and Policy HS9 (House Extensions) expects development to respect the existing house and the surrounding buildings in terms of scale, size, design and materials.

The application proposes the replacement of the existing windows and doors and the addition of a photovoltaic array to the principle elevation roof slope. The host dwelling is not a listed building and is not located within a conservation area.

It is not considered the development would significantly detract from the character or appearance of either the host dwelling or the surrounding street scene. It is noted that

the photovoltaic panels are proposed to be added to the front roof slope. This is considered the only practical location for the panels given the dwelling is a back-to-back property. Whilst some views of the panels will be visible, particularly from users of Holme Street which runs to the east of the property, it is not considered the appearance would significantly detract from the character of the area. The submitted plans show replacement of the existing uPVC windows frames with thermally efficient timber framed windows. The door of the dwelling is to be replaced with a timber imitation composite door. It is considered the windows and doors proposed to be installed would result in a visual improvement to the appearance of the dwelling.

It should also be noted that the proposed works are likely to benefit from permitted development rights with formal planning approval unlikely to be required.

The development is therefore considered acceptable in terms of visual amenity.

Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS9 of the Local Plan and the SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking, outlook and overshadowing are taken into consideration below.

The proposed development will not impact upon the amenity of any of the surrounding residents. No additional window openings are proposed therefore no changes to the existing arrangements will result from the development.

No comments/objections have been received during the consultation phase of the application.

The development work is acceptable in relation to neighbour amenity.

Access, Parking and Highway Safety

The development works have no impact upon the access or parking arrangements at the site and are therefore acceptable in relation to these matters.

8. CONCLUSION

It is considered that the proposal is in accordance with the Rossendale Local Plan and the NPPF.

9. 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Title	Drawing No.	Received Date
Location Plan	18FLN-BUT-XX-ZZ-DR-A-99000 P01	11.10.2024
Proposed Photovoltaic Layout	4483-18F-R-E301 P1	13.11.2024
Proposed GA Elevation	18FLN-BUT-XX-XX-DR-A-99040 P02	24.10.2024

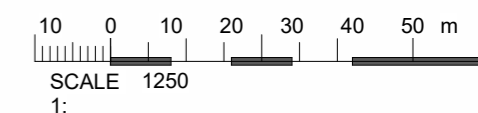
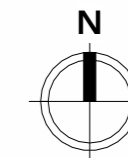
Reason: To define the permissions and in the interests of the proper development of the site.

10. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.



Planning Application Site Boundary



P01 01.10.24 JT Planning Issue

Rev Date **Intls Details**

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Certified



Project Title NZTS - Demonstrator Project - 18 Farholme Lane
Client Rossendale Valley Energy
Location 18 Farholme Lane, Bacup, OL13 0EU

Drawing ref Location Plan

Date 01/10/2024 12:18:11 **Scale** As indicated

Checker AH **Size** A3

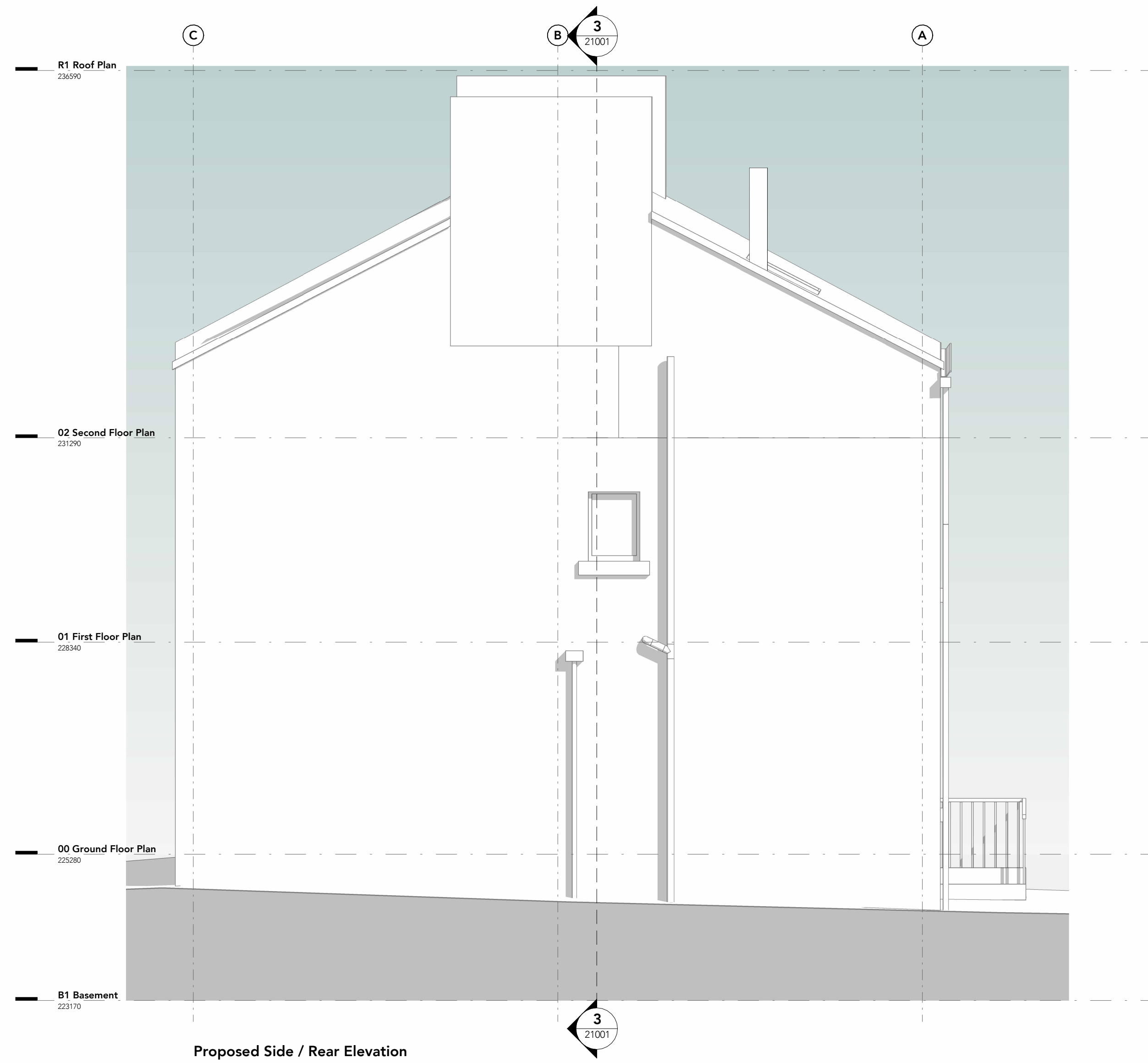
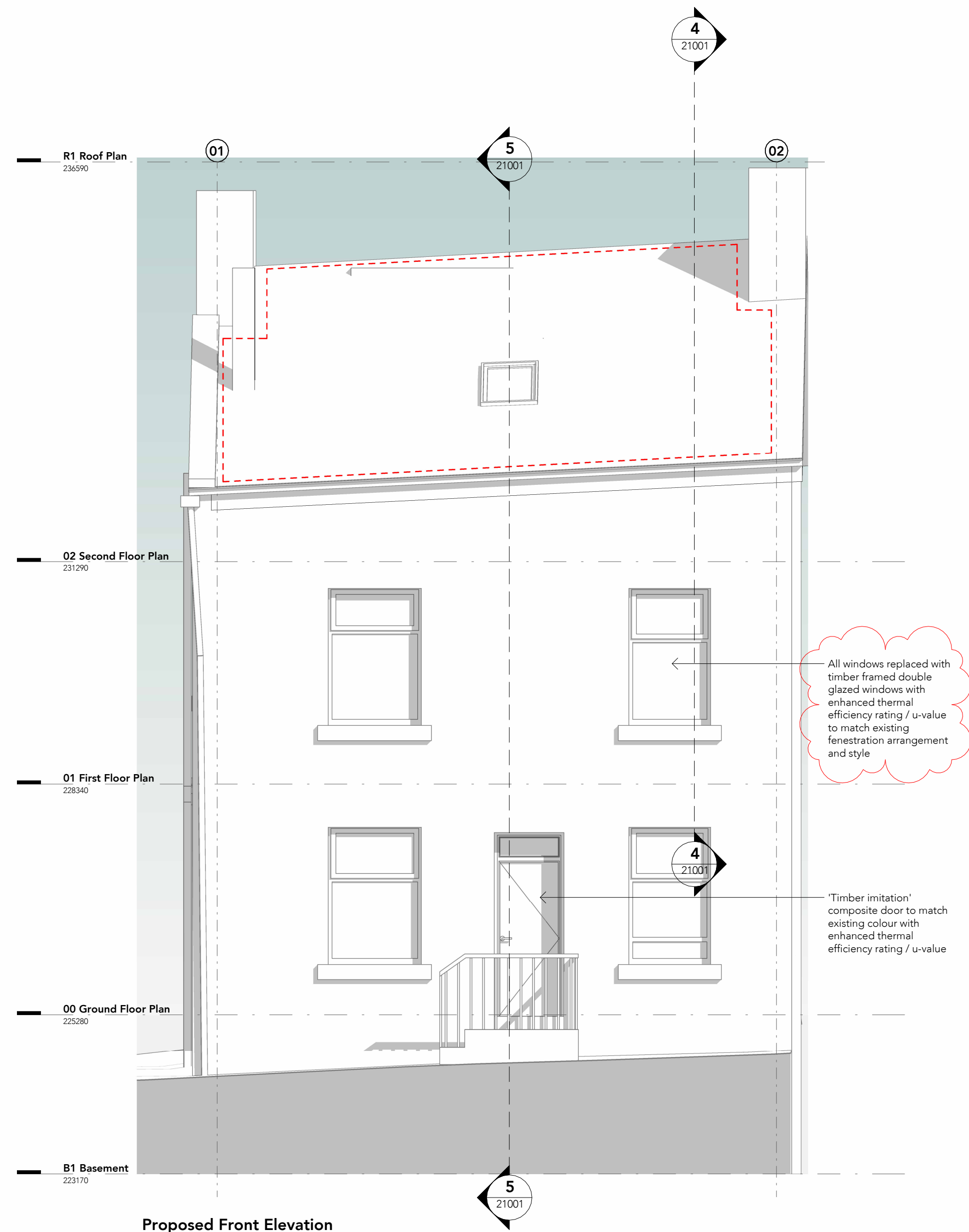
Job No: 9918 **Status** S0 Initial Status

Project	Origin	Volume	Level	Type	Role	Number	Rev
18FLN-BUT-XX-ZZ-DR-A-99000-P01							



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

--- Zone of photovoltaic panels



PO2	23.10.24	JT	UPVC windows replaced with timber
PO1	01.10.24	JT	Planning Issue

Rev	Date	Ints	Details
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Project Title NZTS - Demonstrator Project - 18 Farholme Lane
Client Rossendale Valley Energy
Location 18 Farholme Lane, Bacup, OL13 0EU

Drawing ref Proposed GA Elevations

Date 23/10/2024 13:34:17 **Scale** 1 : 50

Checker AH **Size** A1

Job No: 9918 **Status** 50 Initial Status

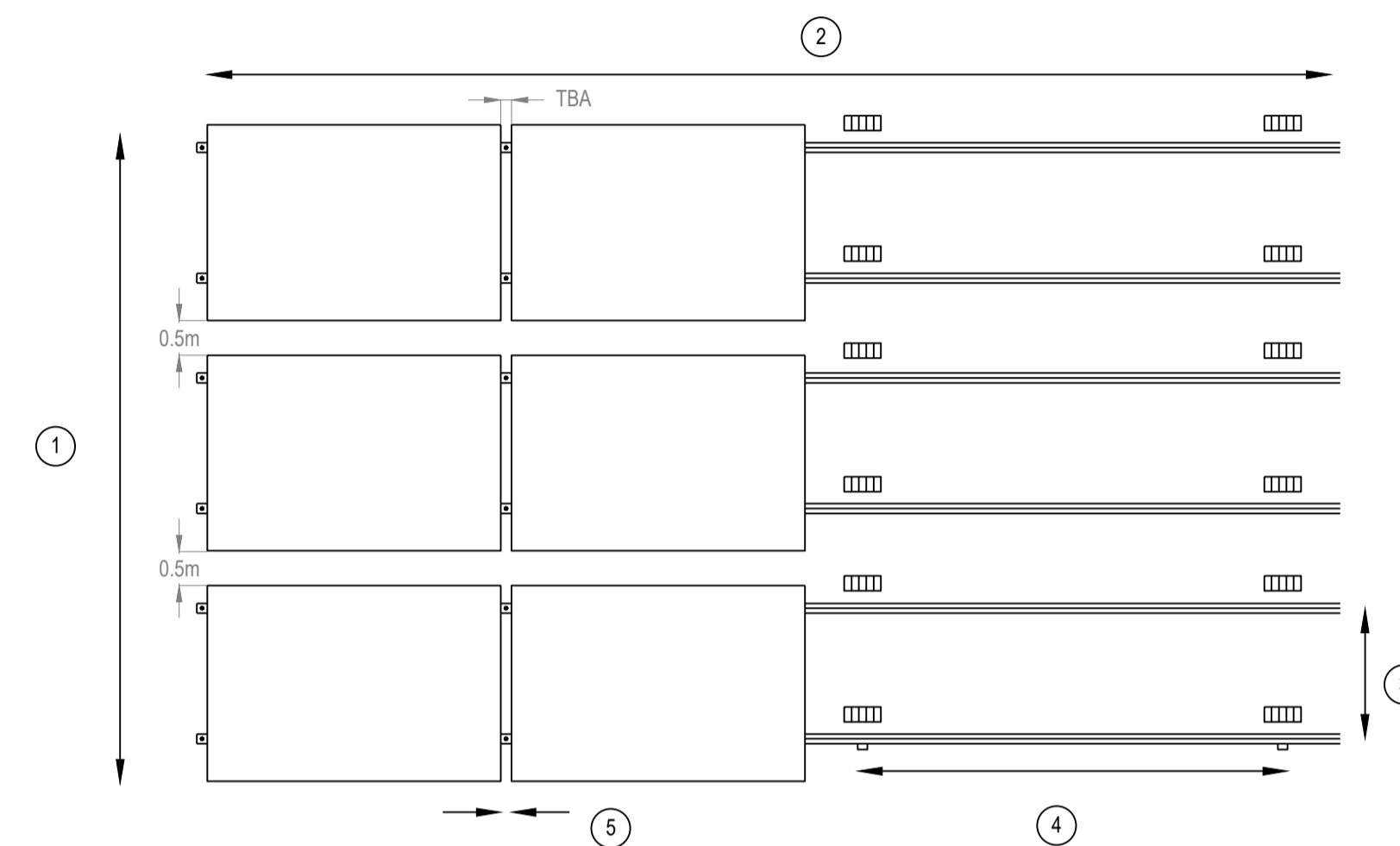
Project	Origin	Volume	Level	Type	Role	Number	Rev
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18FLN-BUT-XX-XX-DR-A-99040-P02

NOTES

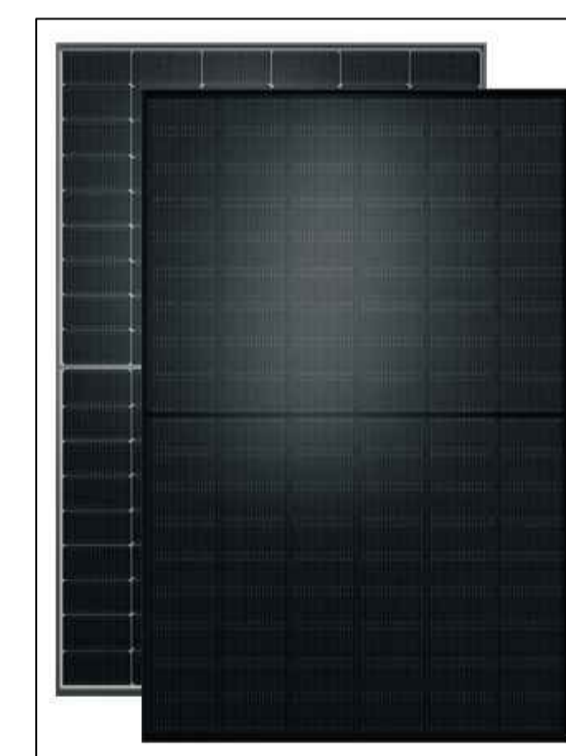
1. ALL SERVICE ROUTES DETAILED ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY CO-ORDINATING ANY SERVICES INSTALLED WITH THE BUILDING FABRIC AND SERVICES INSTALLED BY OTHERS.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONTRACT DOCUMENTATION AND SPECIFICATION FOR THE WORKS.
5. THIS DRAWING FORMS PART OF THE SPECIFICATION FOR THE WORKS.
6. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.
7. DO NOT SCALE FROM THIS DRAWING.
8. EXISTING SERVICES SHOWN FAINT.

- 1 - BASE RAIL 2 - JOINER PIECE 3 - INTER-MODULE CLAMP
 4 - ROOF HOOK 5 - MODULE END-CLAMP 6 - TELESOPING END PIECE (OPTIONAL)

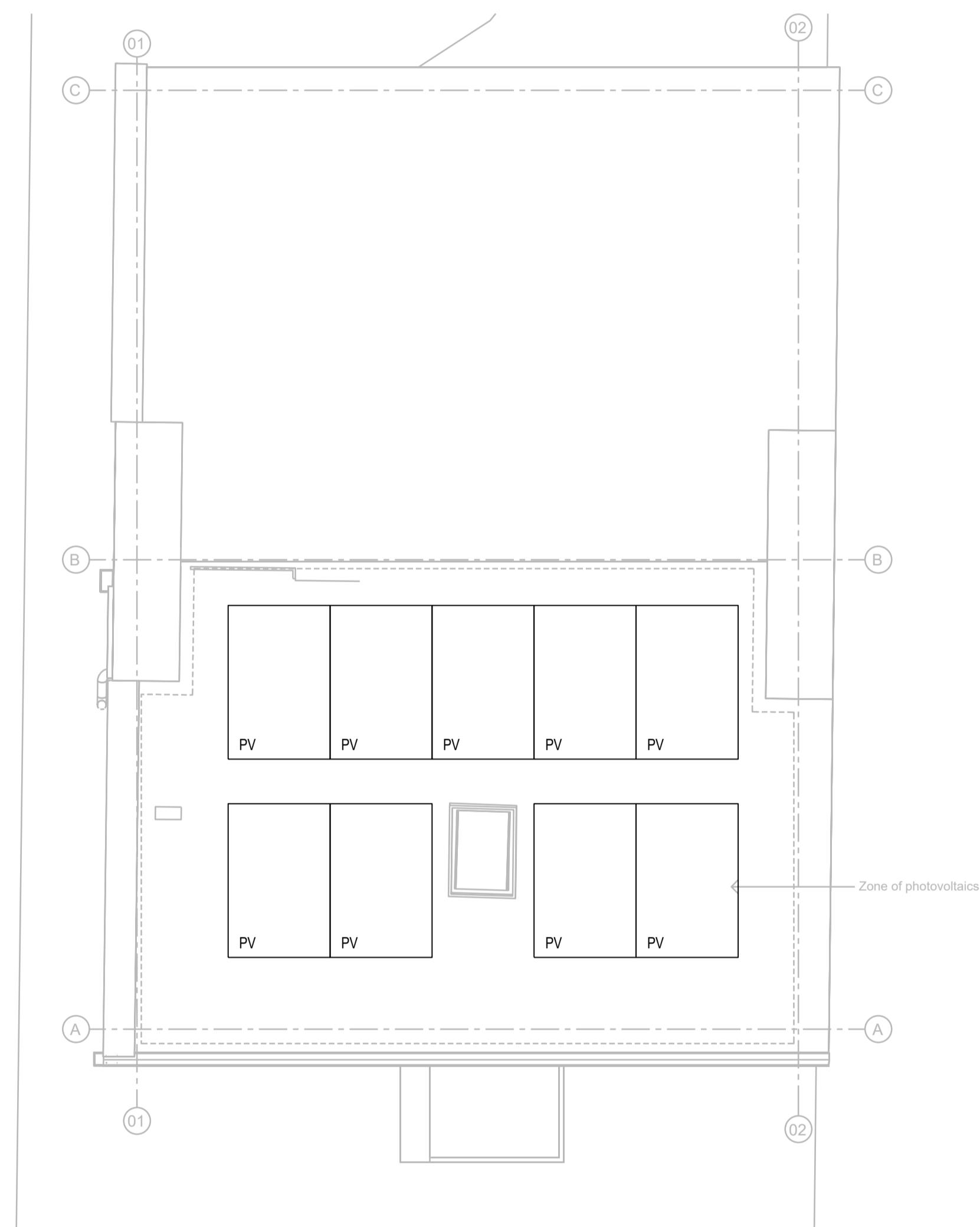


THE DISTANCE BETWEEN ROOF CONNECTIONS FOR A PORTRAIT INSTALLATION TO BE SPECIFIED BY THE SPV INSTALLER. CLAMP-ON ROOF HOOKS, ROOF HOOKS AND HANGER BOLTS NEED TO BE INSTALLED IN SPECIFIC DISTANCES, DEPENDING ON THE DISTANCE OF RAFTERS AND THE STRUCTURAL CONDITIONS OF THE WALL.

TYPICAL SPV RAIL SYSTEM SUPPORT SYSTEM
 SCALE: NTS



TYPICAL PV PANEL
 SCALE: NTS



P1	11-11-24	ISSUED FOR INFORMATION
REV	DATE	REVISION DESCRIPTION
CLIENT BUTRESS		
PROJECT NET ZERO TERRACE STREET DEMONSTRATOR PROJECT		
TITLE ELECTRICAL SERVICES - 18 FARHOLME LANE. PROPOSED PHOTOVOLTAIC LAYOUT ROOF LEVEL		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW. T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 6th Floor, 72, Cannon Street, London EC4N 6AE. T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY BP	CHECKED PG	APPROVED BY PG
SCALE 1:50	SIZE A1	DATE NOV 2024
DRAWING No 4483-18F-R-E301		REV P1

PRELIMINARY

