

## Hyndburn Borough Council – Committee Report

**Application Ref:** 11/24/0498

**Application Address:** 148 Richmond Road, Accrington, Lancashire, BB5 0JN

**Date for Decision:** 21/01/2025

**Description of Development:** Householder: Erection of outbuilding to front of property.

### Description of site and proposed development

The application relates to a two storey semi-detached property located on Richmond Road, Accrington. The property is located within a residential area that is located within the urban boundary. The streetscene of Richmond Road is comprised of detached and semi-detached properties. The household is topped with a pitched roof, featuring a hipped end, constructed using brown tiles. The elevations of the property are finished with a grey render, featuring white uPVC windows. The front garden of the property is bounded by a timber fence exceeding 1m in height. It has not been granted planning permission and is therefore unlawful.

Planning permission is sought for the erection of an outbuilding (referred to as a 'winter room' within the application), located on the western side of the front garden area. The proposed building would measure approximately 5.4m x 2.6m, with a maximum height of 2.5m. The outbuilding would be topped with a flat roof. The elevations of the building would be finished with a render to match the main house, with the rear elevation proposed to feature a black composite door and a white uPVC window. It is noted that the base of the outbuilding has already been laid.

Figure 1: Proposed Site Plan

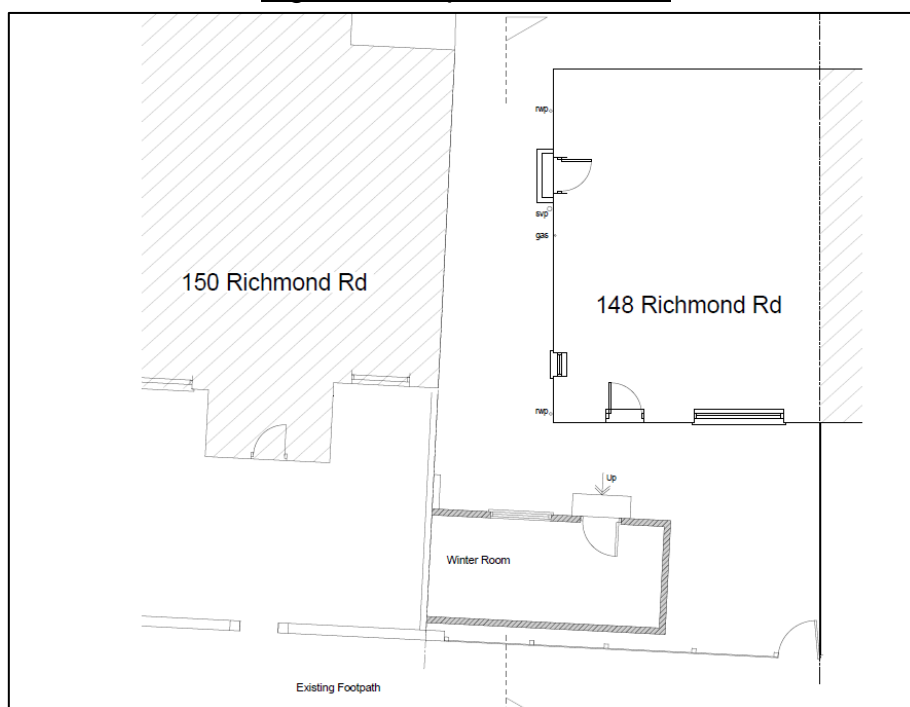


Figure 2: Proposed front elevation

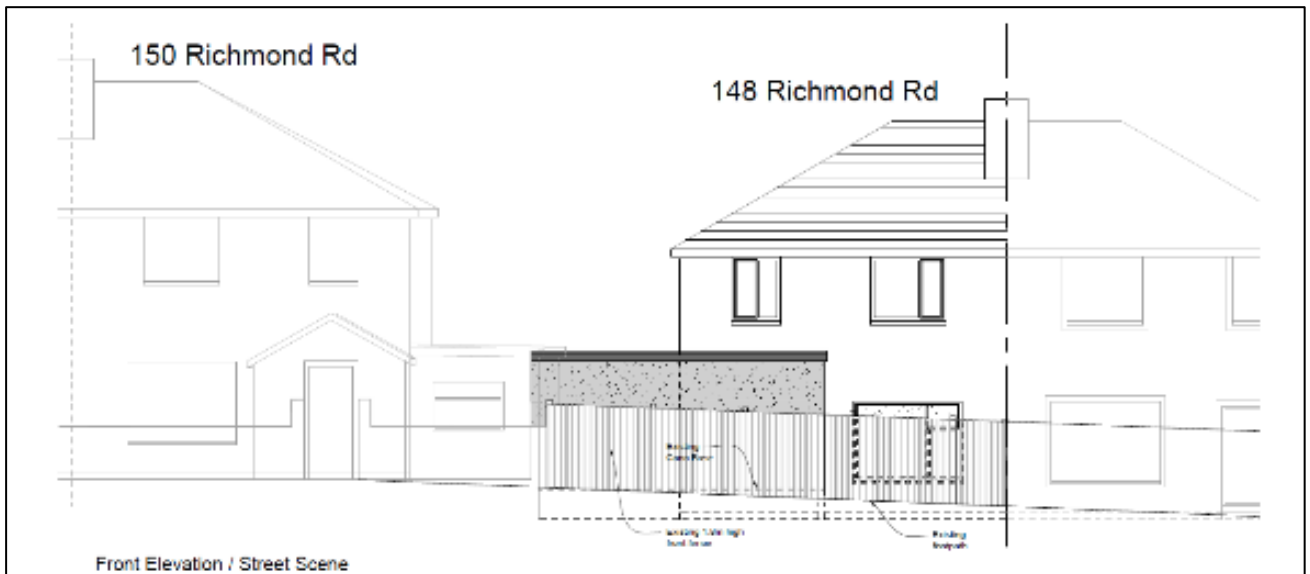
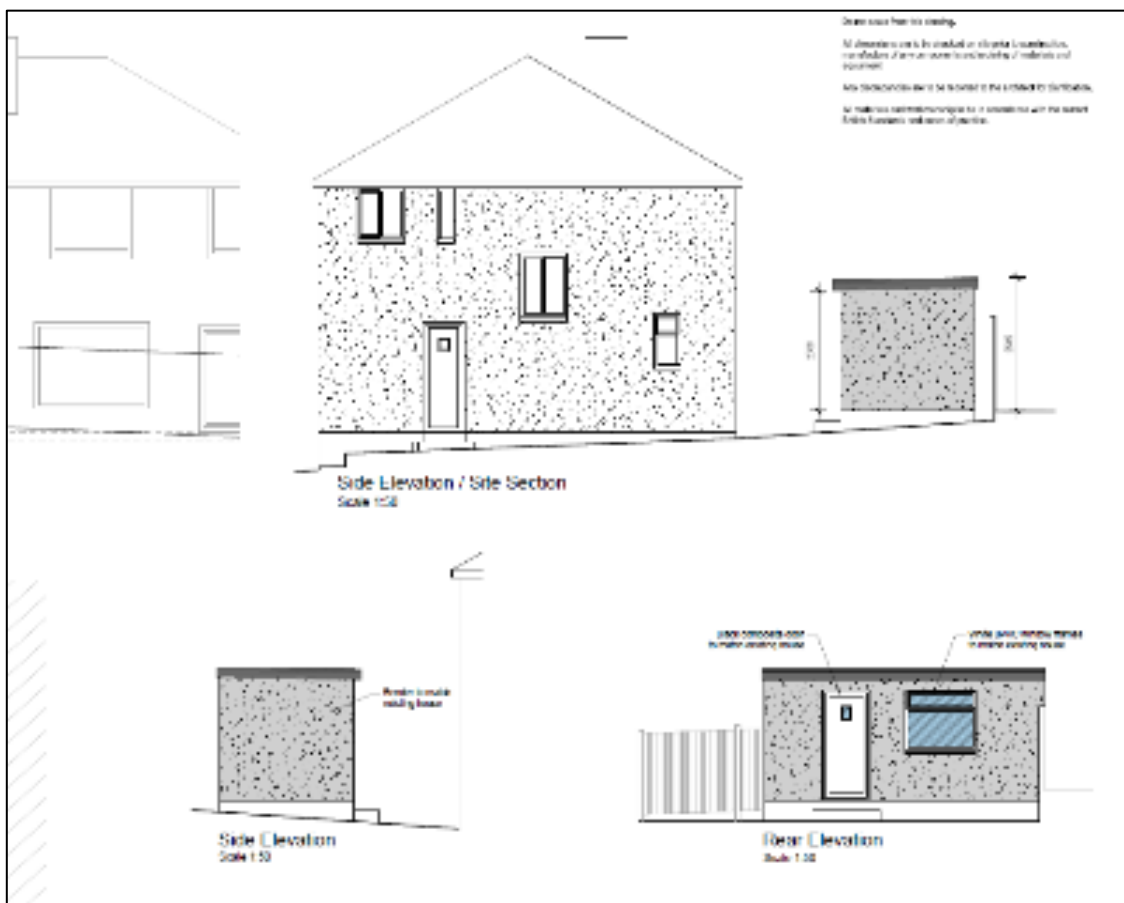


Figure 3: Proposed side and rear elevation



A letter has been submitted with the application setting out that the outbuilding would be used as a space for disabled children.

## **Consultations**

LCC Highways: No objections subject to condition

Environmental Health: No consultation response has been received, however, the Council's Environmental Health Officer would normally expect to see conditions applied to control noise, dust and vibration during construction and the hours of working.

### **Neighbour Consultations**

Neighbouring properties have been consulted and no letters of objection have been received

## **Relevant Planning History**

No relevant planning history.

## **Relevant Policies**

### **Hyndburn Core Strategy:**

Policy Env6 High Quality Design

Policy Env7 Environmental Amenity

### **Development Management DPD:**

Policy DM10 New Residential Development

Policy DM26 Design and Materials

Policy DM29 Environmental Amenity

### **National Planning Policy Framework**

Section 12 Achieving well-designed places

### **Hyndburn Householder Design Guide**

## **Observations**

### **Design/Visual Amenity/External Appearance:**

Policy Env6 of the Core Strategy requires high quality design, including scale and appearance. DMDPD Policy DM26 requires development to take account of height and massing; façade and interface; details and materials; and streetscape. Design Guidance 14 of the Householder Design Guide SPD highlights what should be expected in relation to sheds, outbuildings and raised decking.

The NPPF (Chapter 12) requires that decisions ensure that developments are visually attractive and sympathetic to local character. It states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design

Design Guidance 14 states that “garden structures will not normally be allowed to the front of domestic properties where they would be within 2m of the boundary. The outbuilding would be within the front garden of the property and would be approximately 0.4m of the front boundary fence. As such, the proposals would not accord with Design Guidance 14.

It is also considered that the proposal would be contrary to Core Strategy Policy Env6 and DMDPD Policy DM26. The proposed outbuilding is not considered to replicate the character of the existing surroundings on Richmond Road. Along the road there are no other outbuildings that have been erected in a front garden/yard area. As such, the erection of the proposed outbuilding would be forward of the established building line and would be injurious to the harmony of the existing streetscene as the pattern of property frontages would be disrupted.

It is acknowledged that the outbuilding would be used as a space for disabled children. Whilst personal circumstances may be material to the consideration of a planning application, they do not generally outweigh other planning considerations such as conflict with adopted policy. No specific justification has been submitted for the provision of the ‘winter room’ – its requirement appears to relate more to the general needs of the family and the size constraints of the existing home.

There appears to be reasonable space within the curtilage of the property to erect a side or rear extension or to erect an outbuilding in the rear garden to meet the applicant’s requirements without breaching the requirements of Core Strategy Policy Env6 and DMDPD Policy DM26.

The applicant has not demonstrated why an extension or outbuilding could not be positioned to the side or rear of the property and has dismissed the opportunity to amend the scheme.

Therefore, the proposals would not accord with Policy Env6 of the Core Strategy, Policy DM26 of the Development Management DPD and Design Guidance 14 of the Householder Design Guide SPD.

Impact upon Residential Amenity:

Core Strategy Policy Env7 and DMDPD Policy DM29, taken together, require that development protects the amenity of neighbouring residents, including safeguarding privacy and avoiding increased enclosure.

The primary consideration for residential amenity is the ground floor window of the single storey side extension of number 150 Richmond Road. The outbuilding would be sited approximately 2.7m in front of the window (visible on the proposed site plan). As the outbuilding is not proposed right next to the window it is considered that it would not result in a loss of light or generate an overbearing impact on this ground floor window. The door and window proposed on the rear elevation would face back towards the host property, ensuring that the proposals would not result in a loss of privacy to any neighbouring properties.

**Conclusion:**

Taking the above into account, the proposals would not accord with Policy Env6 of the Core Strategy, Policy DM26 of the Development Management DPD and Design Guidance 14 of the Householder Design Guide SPD. Therefore, the application is recommended for refusal.

**Recommendation:** Refuse for the following reason:

1. The proposal, by virtue of its siting, appearance and scale, would result in a poorly designed and incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity of the area contrary to Policy DM26 of the Hyndburn Development Management Development Plan Document, Policy Env6 of the Hyndburn Core Strategy, Design Guidance 14 of the Householder Design Guide SPD and National Planning Policy Framework.

**Informative notes:**

1. The documents which were considered in the determination to refuse this application were as follows:
  - (a) The planning application form and Location Plan received by Hyndburn Borough Council on 26<sup>th</sup> November 2024
  - (b) Plans and supporting documents received by Hyndburn Borough Council on 26<sup>th</sup> November 2024

24091 – 01 Existing Site Layout  
24091 – 02 Existing Plans and Elevations  
24091 – 03 Proposed Plans & Elevations