

69 Richmond Avenue, Prestwich, Manchester, M25 0LW

Design and Access Statement

Proposal: Hip to Gable roof extension and new front and rear dormers.
January 2022



Introduction

This design and access statement has been produced on behalf of Gold Sketch Studios and is intended to support a full planning application for extensions and alterations at the abovementioned address. This application follows Preapplication advice received from Jane Langam of Bury Council (Preapp Advice Ref: 02643/E). The preapplication advice request was sought in relation to a *'hip to gable extension, and front and rear dormers'*.

The proposed development includes a new front dormer with a pitched roof in the front roof slope and a full width rear dormer to facilitate the conversion of the extended loft area to habitable space. The hip to gable extension was deemed acceptable by the planning officer as was the front roof dormer. This statement focuses primarily on the proposed rear roof dormer assessing this element of the proposal within its context and demonstrating that this is an acceptable form of development for this location.

This document contains photographs and a description of the proposed works and is to be read in conjunction with the accompanying drawings produced by Gold Sketch Studios.

Site and Surrounding Area

The application site comprises a semi-detached two-storey single family dwelling house located on the corner of Mowbray Avenue and Richmond Avenue, within the southern part of Prestwich close its boundary with Salford. Given its position on the corner plot of Richmond Avenue and Mowbray Avenue, two of the properties primary elevations are open to the street scene making the property more visible to the public realm. Both Mowbray Avenue and Richmond Avenue are characterised by similar examples of semi-detached properties of a similar scale and design to the subject property although most properties only have a single primary elevation facing the street scene. The property benefits from a single storey brick construction outrigger to the rear. There are no listed buildings on or adjacent to the site and the site is not located in a conservation area.



Google aerial view picture showing location of the application site at the corner of Mowbray Avenue and Richmond Avenue

Planning History

There is no planning history available on the council's website for the property.

Proposal and Assessment

As part of this application the applicant seeks permission for the following additional extensions:

- Hip to Gable Roof Extensions
- Front Street facing Roof Dormers
- Rear flat roofed dormer

Each of these elements of the proposal is discussed and assessed in further detail below.

Hip to Gable Roof Extensions

The proposal includes the creation of a hip to gable roof extension. This element of the proposal would normally be allowed under Permitted Development rights and was considered to be acceptable by the planning officers in the preapplication advice.

Front Street facing Roof Dormers.

The proposal also includes a front roof dormer with a pitched roof on the roof slope facing Richmond Avenue. This element of the proposal was considered to be acceptable by the planning officers in the preapplication advice.

Rear flat roofed dormer

The proposal also includes the creation of a rear dormer. The proposed rear roof dormer will stretch across the full width of the rear roof slope as shown on the rear elevation plan below. On the eastern side of the property, the box dormer will be stepped in from the side of the roof. The rear facing wall of the dormer will be stepped back slightly from the protruding gable end roof above the first floor extension.



Proposed rear and side elevations showing the proposed box dormer across the rear roof slope.

Principle of Development

A key precedent for this proposal is the nearby extensions on the prominent corner plot property at no. 47 Kings Road. The two properties are within the same range of view when standing on Mowbray Avenue or Kings Road and both properties stand on corner plots with their primary elevations visible to the public realm. In fact during the preapplication phone meeting with the planning officer, the officer agreed that the roof extensions at this property would act as a precedent for this proposal.

It should however be noted that the prominent rear dormer extension at no.47 Kings Road was built above a two storey side extension whereas the proposed rear dormer at the subject property will be built above the property itself making it a less bulky development.



Prominent rear flat roofed box dormer at rear of 47 Kings Road, corner plot property located on the corner of Kings Road and Queens Drive.

It is of material consideration that under permitted development rights, an internal volume of 50 cubic metres is permitted. The proposed extensions with both the hip to gable extension and the rear dormer will result in a total of 61.8 cubic metres, which is not significantly larger than a loft conversion allowed under permitted development rights.

There are a number of properties along Richmond Avenue itself only a few doors away from the subject property which feature similar full width rear roof dormers which have been constructed to the same height as the roof ridge of the host property. See for example no. 53, no.54 and no. 63 Richmond Avenue. Whilst it is acknowledged that these were allowed under Permitted Development Rights, these flat roofed dormer extensions now form part of the character of the area and a similar rear dormer extension should be allowed at the subject property.

Ostensibly, the only difference between the proposed rear dormer at the subject property and the rear dormers on the nearby properties is the exposure of the side flank wall to the street scene along Mowbray Avenue. It should however be noted that a similar corner plot property at 42 Richmond Avenue, located on the corner of Richmond Avenue and Mildred Avenue, features two prominent flat roofed rear box dormers built on either side of projecting rear gable extension. Approved under (App Ref: 45987) see google street view of the property below.



Prominent flat roofed box dormers at rear of 42 Richmond Avenue, corner plot property located on the corner of Richmond Avenue and Mildred Avenue.

Planning permission for a 'two storey rear extension with dormers to the rear and porch to the front' was recently granted at 55 Richmond Avenue (App Ref: 64290). The rear dormer at that property was also a full width rear dormer proposed just below the ridge of the host property.



In light of the evidence provided above of similar prominent corner plot properties with large flat roofed rear dormers (e.g. 42 Richmond Avenue and 47 Kings Road), and the further evidence showing the

commonality of rear box roof dormers in the area, it is considered that the flat roofed dormer at the subject property should be acceptable.

Policy Context

The relevant local planning policies for this proposal are:

- Bury UDP Policy H2/3 - Extensions and Alterations
- SPD6 Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties

Conclusion

This application followed a preapplication advice request from Bury Council. The preapplication advice indicated that the planning officers were largely supportive of the scheme however the officer raised concerns with regards to the scale and design of the proposed rear roof dormer and perceived impact on the street scene. This statement has assessed the property within its context comparing the proposal to other similar roof extensions on nearby properties which act as a clear precedent for the scale and design of the proposed rear roof dormer. The evidence indicates that the proposal reflects the scale and design of several similar roof dormer extensions in the immediately surrounding area and is in keeping with the visual setting of the surrounding streetscape.

We trust that you will find this proposal acceptable and grant approval for this proposal as submitted. Should you require any information, please do not hesitate to contact me at info@eatownplanning.co.uk or 0330 221 0449.

Zalman Hanovitch MSc



Town Planner

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