

DELEGATED REPORT

Report by Tom Beirne	Date of report: 20/03/2025	Ref: 71489/FUL
Registration: 07/01/2025	LDFC: 21/02/2025	Expiry Date: 04/03/2025
Site Visit: 04/02/2025	Site Notice: 03/02/2025	Press Date: 30/01/2025
Objections: 0	Con Area: RAMS	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Loft conversion with dormer at rear and rooflight to the front

Location: 17 Cliff Mount, Ramsbottom, Bury, BL0 9EP

Description

The application relates to a brick built two storey mid-terraced house on a row of similar houses within Ramsbottom Conservation Area. None of the houses in the row have dormer extensions.

The proposal involves adding a pitched roof dormer on the rear/west roof plane. The dormer would be sited centrally on the rear roof plane, 800mm up from the eaves and set in 500mm on either side. It would be finished in grey slate tiles to match the existing roof and the two dormer windows would face facing west and with a single rooflight on the front/east roofplane. The dormer would accommodate an additional bedroom with en-suite within the roofspace.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 22/02/2025. site and press notices posted. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - Serious concerns over the original larger box dormer. Smaller dormer with pitch roof is improvement.

Pre-start Conditions - N/A

Development Plan and Policies

EN2/2	Conservation Area Control
EN2/1	Character of Conservation Areas
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Planning (Listed Buildings and Conservation Areas) Act 1990.
Ramsbottom Conservation Area Appraisal and Management Plan.

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Heritage - The site lies within a conservation area and a heritage statement has been submitted.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Guidance published by Historic England (2008 and 2019) and relates specifically to the requirement contained in paragraph 207 of the NPPF, given in extract below:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the

proposal on their significance

The heritage statement submitted states that the houses heritage values combine to establish the significance of the building, and conserving this significance is a key aim of this appraisal process.

Evidentially, the house acts as a physical reminder of late C19th buildings and is representative of the local building methods and tradition. It provides us with a small historical connection to the communities of old and allows us to interpret an aspect of development of the local region. Communally the building possesses little if any heritage value, whereas aesthetically its 2-storey form is a typical feature of housing styles in this time period, this is confirmed by other building styles in close proximity to the property.

The statement concludes that maintaining active use is a fundamental philosophy of internal and external works to the house. The property is already used as a residential property and as such it is the findings of the heritage statement may be summarised as follows:

- The proposed works are minimal and have no significant impact on the conservation area.
- There is no communal loss due to the property having limited communal value.
- The proposal acknowledges and responds to the significance of a site and complies with policy and guidance.

The terrace is largely unaltered and is a good example of the vernacular architecture, simple form and function of a Lancashire mill town mill workers dwellinghouse, which do not include dormer roof extensions or window openings in the roof slope as can be evidenced by the surrounding roofscape. Whilst the original box dormer and would be rather incongruous, the smaller revised dormer, with a pitched roof would be considered to be acceptable on the building and within the streetscape. The rooflight on the front would be a conservation style that would be flush with the existing roof plane. The revised proposal would preserve or enhance the character and appearance of the conservation area as required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as a consequence, comply with UDP Policies EN1/1, EN1/2, EN2/1, EN2/2 and H2/3 and associated guidance documents SPD6.

Visual amenity and streetscape - The terraced row that the site forms part is characteristic of this part of Ramsbottom and sits above the village on the west side with the views from Manor Street and from a distance across the valley to the east side. It is noted that none of the houses in the terraced row have dormers and as such it is important to establish a suitable precedent. The dormer would be sizeable but sits up from the eaves and in at the sides. It would have a pitched roof and finished in tiles to match the existing roof. Given the amendments, the dormer is now considered to be acceptable and would not be so incongruous within the streetscape to warrant refusal. The proposal is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 Extensions and Alterations.

Residential amenity - Given the location of the dormer on the house, there are no residential amenity issues arising. The proposal is therefore acceptable in terms of residential amenity and complies with UDP Policy H2/3 and SPD6 in this respect.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local

Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to Drawings ZT24-01, 02 and revised drawings numbered ZT24-196-03 and 04 (received 19/03/2025) and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 Townscape and Built Design of Bury Unitary Development Plan.
- 4 The new rooflight on the front/ east facing roof plane window shall be slimline conservation style, fitted flush with the roof plane.
Reason. In order to preserve the character of the conservation area pursuant to UDP Policy EN2/1 Character of Conservation Areas.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	20/03/2025	DM -	21/03/2025