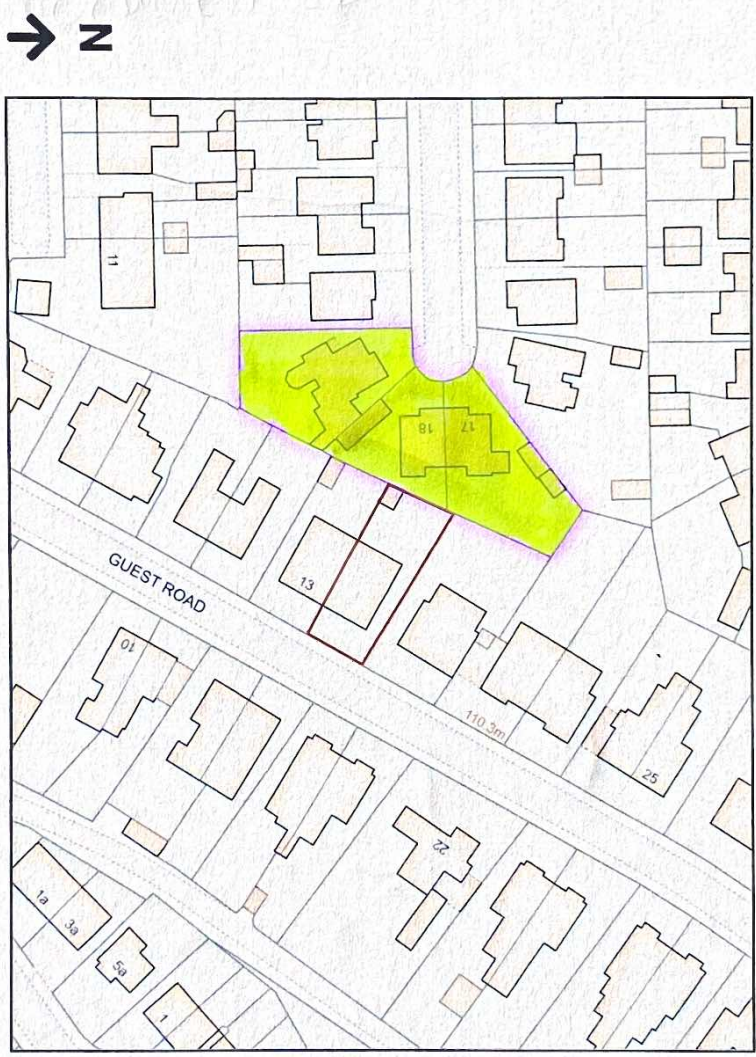


Date Produced: 15-Mar-2024

Scale: 1:1250 @A4

Document 1



Planning Portal Reference: PP-12881350v1



**For assistance with completing this form contact:**

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 Email: development.control@bury.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

15

Suffix

Property Name

Address Line 1

Guest Road

Address Line 2

Address Line 3

Bury

Town/city

Prestwich

Postcode

M25 3DJ

Description of site location must be completed if postcode is not known:

Easting (x)

381464

Northing (y)

404601

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Gardener

Company Name

Address

Address line 1

15 Guest Road

Address line 2

Prestwich

Address line 3

Town/City

County

Country

Postcode

M25 3DJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Golding

Company Name

Gold Sketch Studios LTD

Address

Address line 1

55a Bury Old Road

Address line 2

Address line 3

Town/City

Prestwich

County

Country

Postcode

M25 0FG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

- Side loft dormer
- Rear loft dormer
- Single storey rear pitch roof to flat roof with parapet wall

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

...provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

To match existing

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

To match existing

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

To match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

GSS23177 - 15 Guest Road - 002 - Existing Plans and Elevations
GSS23177 - 15 Guest Road - 003.2 - Proposed Plans and Elevations
GSS23177 - 15 Guest Road - 502 - Site Existing and Proposed

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☒ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Ben

Surname

Gardener

12/03/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

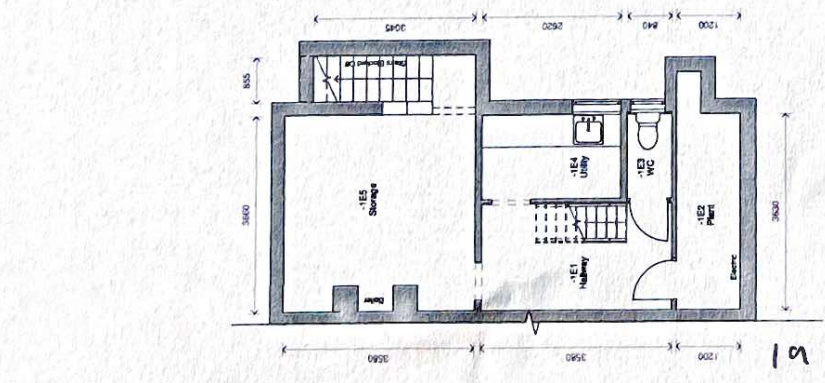
☒ I / We agree to the outlined declaration

Signed

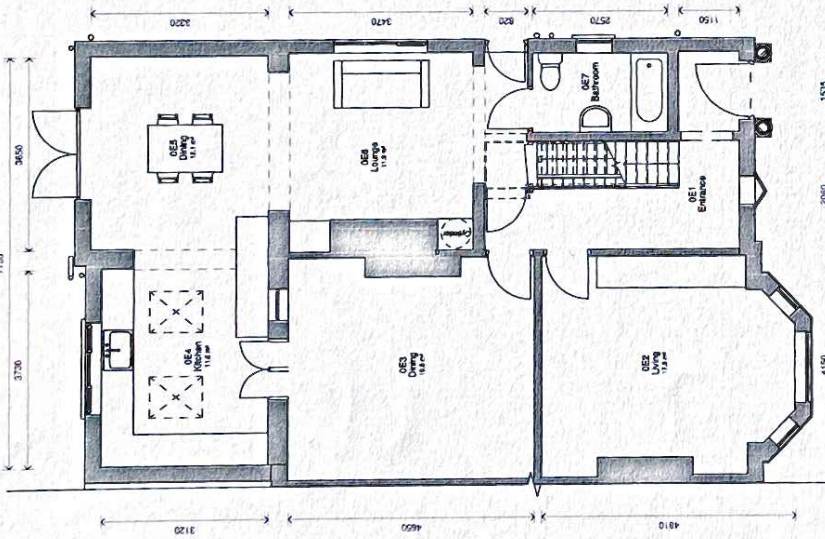
Sam Golding

Date

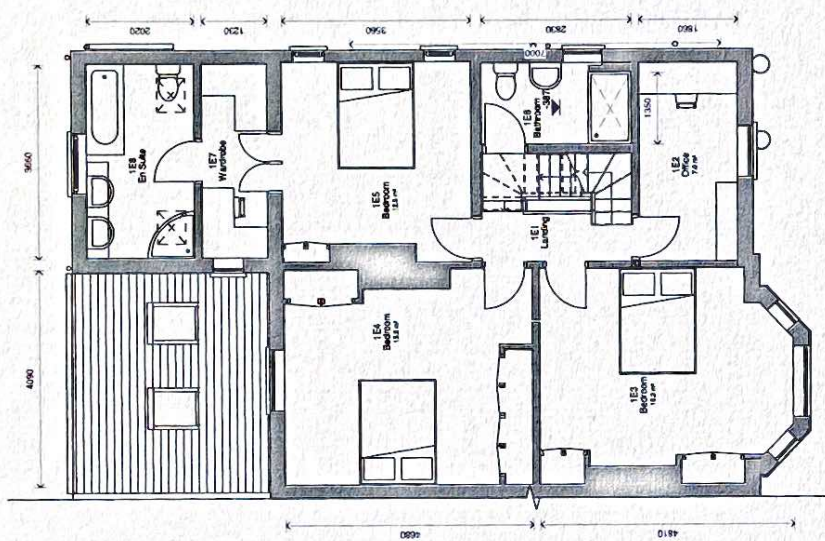
12/03/2024



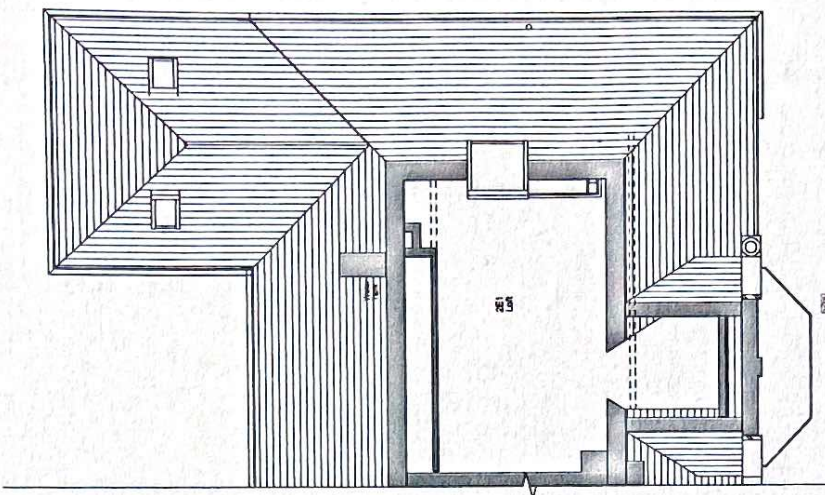
1 Level B1 - Existing
1:50



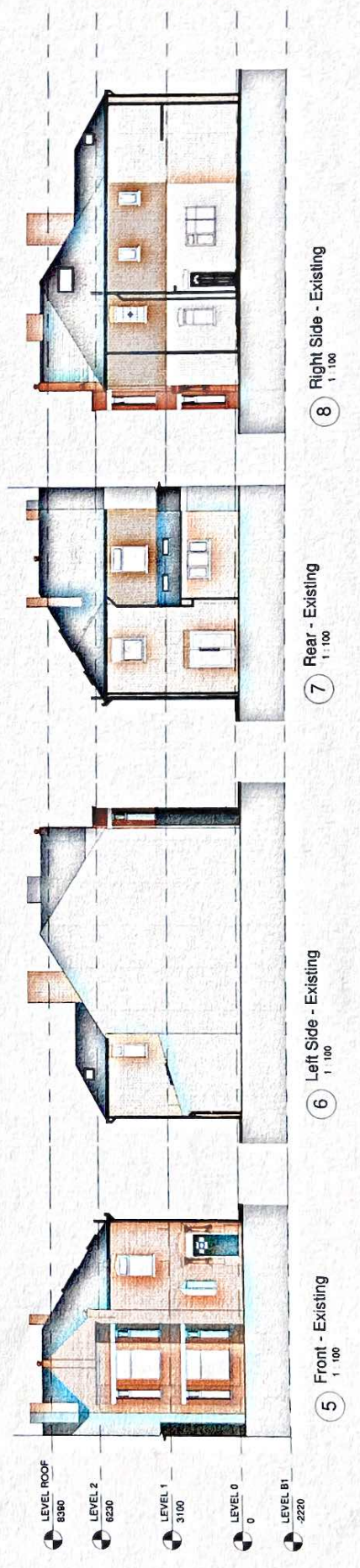
2 Level 0 - Existing
1:50



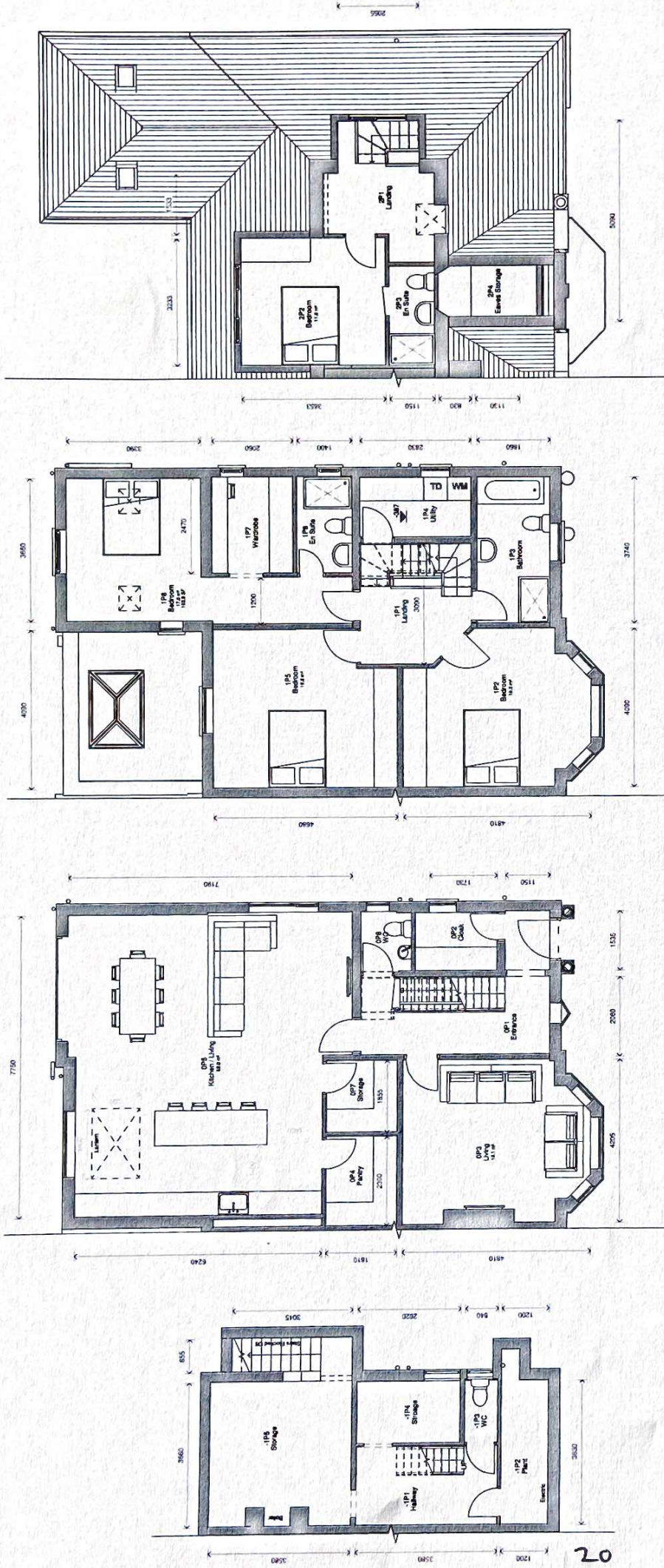
3 Level 1 - Existing
1:50



4 Level 2 - Existing
1:50



No.	Description	Date	Initial
PROJECT	15 Guest Road		
TITLE	Existing Plans and Elevations		
DESIGNER	DESIGN		
DRAWN BY	DATE	SCALE (if A1)	
CB	09/02/2024	As Indicated	
PROJECT NUMBER	DRAWING NUMBER	REV	
GSS23177	002		
GOLD SKETCH			



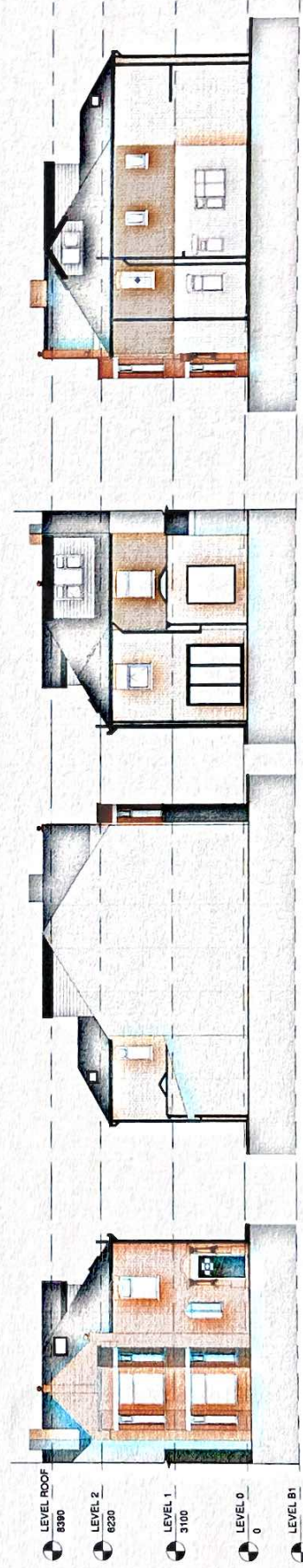
1 Level B1 - Proposed
1:50

2 Level 0 - Proposed
1:50

3 Level 1 - Proposed
1:50

4 Level 2 - Proposed
1:50

2	Reduced Picture Window	07/02/2024	CB
1	Revised Design	05/02/2024	CB
No.	Description	Date	Initial
PROJECT	15 Guest Road		
TITLE	Proposed Plans and Elevations		
STATUS	DESIGN		
DRAWN BY	SG	DATE	SCALE (if A1)
PROJECT NUMBER	GSS23177	14/02/2024	As indicated
DRAWING NUMBER	003		
REV	2		
GOLD SKETCH			



5 Front - Proposed
1:100

6 Left Side - Proposed
1:100

7 Rear - Proposed
1:100

8 Right Side - Proposed
1:100



PROJECT	15 Guest Road					
TITLE	Site - Existing & Proposed					
STATUS	PLANNING					
		PROJECT NUMBER GSS23177	DRAWING NUMBER 502	REV		
		DRAWN BY JB	CHECKED BY SG	DATE 11/03/2024	SCALE (@A1) As Indicated	
					Nb.	Description
					Date	Initial

Heritage Statement

This statement has been made in the preparation of heritage statements required to support planning and listed building consent applications.

About this heritage statement

This heritage statement identifies all heritage assets and their settings which may be affected. It is therefore being produced early in the design process and demonstrates how an understanding of a heritage asset's significance has informed proposals. The following is included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

1. Site Address

15 Guest Road, Prestwich, Manchester, M25 3DJ

2. The application site (identify all that are applicable):

Heritage Asset	Yes
A <u>listed building</u> (Grade II, Grade II* or Grade I)	☐
Within a <u>conservation area</u>	☒
A <u>scheduled ancient monument</u>	☐
Within the <u>Westminster World Heritage Site</u> ¹	☐
A <u>registered park or garden</u>	☐
In the <u>setting</u> of or adjacent to one of the above?	☐
Within an <u>archaeological priority area</u> ²	☐
A <u>non-designated heritage asset</u>	☐

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

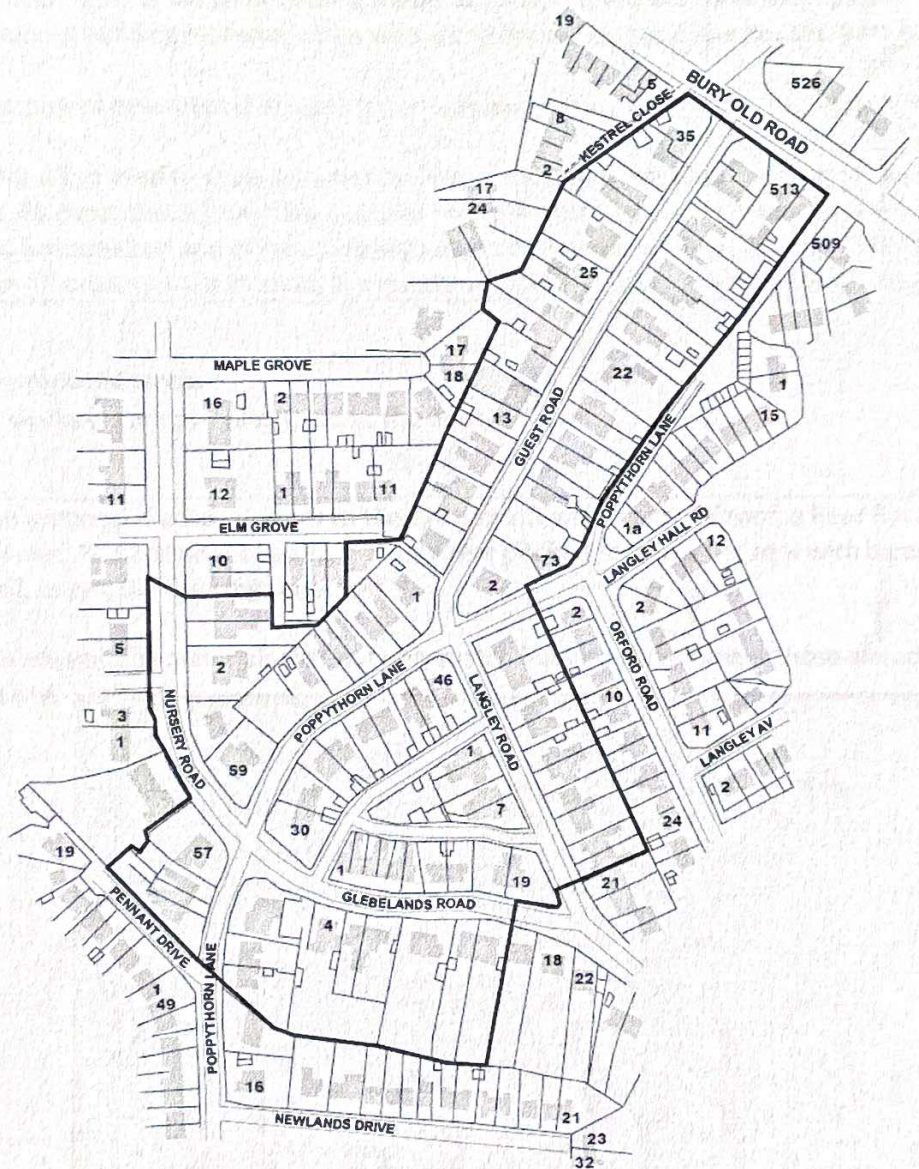
The location of the site is within Poppythorn Conservation Area.

4. The significance of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

The site is located at 15 Guest Road, Prestwich, Manchester, M25 3DJ, and is 4-storeys semi-detached house.

The site is located within Poppythorn conservation area.



Poppythorn conservation area was designated by the Council in March 2004. It represents a fine and well preserved example of mainly residential development in the south of the Borough, which grew after the construction of the new turnpike roads and the coming of the railway during the 19th century.

Poppythorn Conservation Area is located to the north-west of Prestwich, an historic village which grew up around the medieval church of St. Mary.

The area around Prestwich was principally open country until well into the 19th century.

With the coming of the railway in 1879, these early residents were joined by betteroff middle class families who appreciated the rural suburbia which was being created around Poppythorn Lane and were able to afford the grander houses being built.

Building Development from the 1870s such as No. 38 Guest Road.

Building continued in the early 20th century on vacant plots in Guest Road and Glebelands Road.

There are no listed buildings in the Poppythorn Conservation Area and, although many are of fine design, none are considered sufficiently significant to warrant inclusion on the list of buildings of special architectural or historic interest.

Decorative features and varied materials add greatly to the character of individual houses and the overall appearance of the area. Slate is the usual roofing material, though there are some examples of tiled roofs. Red brick is the predominant building material, often with stone dressings, but a few houses were rendered from the outset.

There are also examples of ornamental bracketed cornices and variety in the treatment of bay windows, dormers and porches.

Original dormers are often used to draw attention to bay window features. Roofs are generally pitched, but some houses such as No. 46 Poppythorn Lane have complex roof patterns. Gables, very much a feature of Arts and Crafts architecture, are common and bring a pleasing sense of irregularity to the houses. As befits a suburb created with better off professionals in mind, the quality of materials and workmanship is consistently high.

5. The proposed works

The works we are planning to do to the heritage asset.

The proposal is a Side dormer to the existing loft with a pitched roof; a Rear flat roof dormer; Replacement of a single-storey rear pitched roof to a flat roof with a parapet wall, as per/the drawings attached.

We are utilizing materials that not only match but also complement those already present on site.



A view from Google earth on the approximate site



A view of the front of the site

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or mitigated, including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Details of the proposal mention we are proposing high-quality of materials and workmanship.

The proposed extensions, in terms of scale, massing, materials, and fenestration, are thoughtfully designed to harmonize with both the property to be extended and the surrounding properties within the conservation area. This alignment will enhance the overall street scene and contribute positively to the environment. The existing building, constructed with red brick and stone features, along with a slate roof, serves as the foundation for the design direction. The extensions will utilize modern equivalent materials that complement the existing aesthetics, ensuring a cohesive and visually pleasing integration.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any public benefit as a result of the works?

N/A

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

Please see drawings attached.

9. Conclusion

Summary of the heritage statement.

The proposed Side dormer to the existing loft with a pitched roof; a Rear flat roof dormer; Replacement of a single-storey rear pitched roof to a flat roof with a parapet wall. It is anticipated that this intervention will not lead to any adverse effects on the Poppythorn Conservation Area.

The proposal contributes positively to the heritage value of the Poppythorn Conservation Area by suggesting similar complementary materials will be employed for the extensions, ensuring visual continuity with the existing structure. (red brick and windows as per drawings) The principal elevations visible from the road and neighboring properties will maintain the same design ethos as the current building while embracing a modern yet sympathetic approach, while still respecting the architectural context of the surroundings.

In conclusion, the proposed scheme epitomizes sensitivity to its surroundings, meticulously designed to honour the character and aesthetics of the area. The proposal seamlessly integrates into its environment. Furthermore, the scale and massing of the property are carefully considered to blend with the surroundings and contribute positively to the street scenes. Overall, the proposed scheme is a testament to its commitment to enhancing the site's appearance while remaining mindful of its surrounding character and context.

In summary, the proposed development is expected to have a minimal impact on the heritage value of the area due to the limited scope of the works. Therefore, planning permission should be granted.

NOTICE OF REFUSAL OF PLANNING PERMISSION

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Mr Ben Gardener
15 Guest Road
Prestwich
Manchester
M25 3DJ

PART 1 - Particulars of Application

Application Number: 70600

Date of Registration: 05/04/2024

Proposal:

Side dormer; Rear dormer; Single storey
rear pitch roof to flat roof with parapet wall

Location:

15 Guest Road, Prestwich, Manchester, M25
3DJ

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The design of the appearance of the proposed dormers are neither appropriate to, nor sympathetic with the existing structure, and would therefore would have a seriously detrimental impact on the existing street scene. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional

Government were considered relevant:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
NPPF National Planning Policy Framework
PFE Places for Everyone

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 13/05/2024

DOCUMENT 4

DELEGATED REPORT

Report by Amanda

Date of report: 10/05/2024

Ref:70600/FUL

Uhunmwagho

Registration: 05/04/2024

LDFC: 10/05/2024

Expiry Date: 31/05/2024

Site Visit: 19/04/2024

Site Notice: N/A

Press Date: 11/04/2024

Objections: 0

Con Area: POPP

Adv Type: CA

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Side dormer; Rear dormer; Single storey rear pitch roof to flat roof with parapet wall

Location: 15 Guest Road, Prestwich, Manchester, M25 3DJ

Description

The application property is a two storey semi-detached property located within the Poppythorn Conservation Area, which has an existing single/two storey rear extension. No.13, attached is a Non-Designated Heritage Asset (NDHA). At the front there is a short brick wall with railings along the front and south side boundaries, a fence along the north side and there are pillars to either side of the drive entrance. The whole of the front of the site is hardstanding providing on site parking for at least two vehicles.

Access to the rear of the property is via gates at the side of the house. There are fences and planting to all the boundaries of the rear garden.

The proposal is to erect a pitch roof dormer to the side, flat roof dormer to the rear and change the pitch roof of the existing single storey rear extension to a flat roof with parapet wall.

Relevant Planning History

N/A

Publicity

6 neighbours notified on 08/04/2024 - No comments or objections received.

Press notice - 11/04/2024.

Site notice - 19/04/2024.

Statutory/Non-Statutory Consultations

Conservation Officer - Objection.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

EN1/2 Townscape and Built Design

EN2/1 Character of Conservation Areas

EN2/2 Conservation Area Control

NPPF National Planning Policy Framework

PFE Places for Everyone

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.

The main considerations of this application are the impact of the proposal on visual and residential amenity as well as the impact on the surrounding conservation area and the attached dwelling which is a non-designated heritage asset.

Impact on the conservation area/Conservation officer comments -

The application site is within the Poppythorn Conservation Area and is a semi-detached dwelling attached to 13 Guest Road which is a Non-Designated Asset.

DELEGATED REPORT

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.

Paragraph 203 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 208 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The conservation area derives its special character, appearance and distinctiveness from the late 19th century and early 20th century villas built for merchants from Manchester seeking to live in a less industrialised environment and also as a projection of their growing status especially after the arrival of the railway to Prestwich in 1879.

The dwellings are characterised by their slated pitch roofs and hipped roofs in the Polite style with architectural and decorative features inspired by the Arts and Crafts and Art Nouveaux movements. The roofscape in that part of the conservation area, with the exception of some roof lights, provides a cohesive grain of development that contributes to the character and appearance of that part of the conservation area.

The application dwelling has an altered front elevation by way of a two storey bay window added probably in the late Edwardian period. The attached No.13 only has a bay added at ground floor level and so the original detailing at first floor level can still be seen. Set in the arch above the first floor front elevation window is a cartouche inscribed with an intertwined "CJ" flanked by red roses in the Art Nouveaux style.

The proposed dormer roof extensions do not represent a feature of the conservation area as a whole or of the period dwellings that contribute to its character. There are very few if any in existence within the conservation area maintaining a homogenous and cohesive architectural and visual grain in the roofscapes that represent a positive contribution to the character and appearance of the conservation area. The proposed side dormer to the existing hipped roof and box dormer to the rear roof slope would be visible in the street scene and from wider views to the rear in and out of the conservation area and would represent a contemporising and incongruous feature in the conservation area which would not preserve or enhance its character or appearance. As such the proposed dormers would present less than substantial harm within the terms of paragraph 208 of the NPPF and would not provide a public benefit that would outweigh the harm identified to the character and appearance of the conservation area.

The attached dwelling at No.13 which is an NDHA would have harm caused to its setting by

DELEGATED REPORT

the proposed box dormer which in turn would represent a loss of significance.

The proposed change of roof to the existing single storey rear extension is not considered to represent less than substantial harm requiring a public benefit.

As such the proposed dormer extensions would cause less than substantial harm to that part of the conservation area as they would not at least preserve its character or appearance, and would be without any public benefit that would outweigh the harm identified.

The proposed dormers would either not comply with or be contrary to adopted UDP policies EN2/1 – Character of Conservation Areas, EN2/2 – Conservation Area Control, JP-P2 of the Greater Manchester Combined Authority Joint Plan and paragraphs 203, 208 and 209 of the National Planning Policy Framework.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The existing single storey rear extension is not visible in the streetscene and the change from a pitched roof to a flat roof with parapet wall would not have any significant detrimental effect on the character of the streetscene. The drawings show that it would be built with materials that would be considered to be in keeping with the existing rear extension.

There appears to be just three properties along Guest Road which have pitched roof dormers to the front elevations, but those dormers are relatively small on the roof space and they are built with traditional features which reflect the buildings they are on. The side dormer would be fully visible in the public realm and its ridge would be built up to the same height as the ridge on the existing dwelling. This would result in the building appearing incongruous on the pair of semis and in the wider streetscape, and it would therefore be unacceptable in terms of visual amenity and contrary to UDP Policy H2/3 and guidance in SPD6.

The rear dormer would not be fully visible within the streetscape along Guest Road but it would be from wider views to the rear in and out of the conservation area. As per the Conservation officer's comments, the rear box dormer would represent a contemporising and incongruous feature in the conservation area which would not preserve or enhance its character or appearance. Similarly it would not be considered to be in keeping with the existing building for the same reasons.

Given the above the proposal does not conform to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity -

- There would be around 11m of separation distance from the rear dormer to the rear site boundary. This would be considered acceptable in terms of privacy to the property and garden directly to the rear.
- The dormer to the side would be to a stairwell/landing which would be considered to be a habitable room. As such the distance to the side boundary and the side elevation/roof of no.17 Guest Road would be considered to be acceptable in terms of any impact on privacy at the neighbouring property.
- The change of the roof style on the existing single storey rear extension from a pitched roof to a flat roof with parapet wall would not have any more of an impact on no.13, attached given there is also a single storey extension on the rear of that property, directly adjacent to the shared boundary.

- The top of the parapet wall would not be higher than the ridge of the neighbouring extension at no.13.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces. The site as existing has an area at the front for parking two vehicles and this would remain following the property being extended. There are no parking restrictions to the highway in front and the area is high access in terms of public transport. In this instance then the parking arrangements are considered sufficient.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Refuse

Conditions and Reasons:

- 1 The design of the appearance of the proposed dormers are neither appropriate to, nor sympathetic with the existing structure, and would therefore would have a seriously detrimental impact on the existing street scene. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

<u>Case Officer</u> AU - 10/05/2024	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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DOCUMENT 5



DOCUMENT 6



DOCUMENT 7



NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

To:

Mr Maloney
Blueprint CAD Ltd
3 Ridgeway
Lowton
Warrington
WA3 2QL

On Behalf Of:

Mr Brown
40 Poppythorn Lane
Prestwich
Manchester
M25 3BY

PART 1 - Particulars of Application

Application Number: 65618

Date of Registration: 18/06/2020

Proposal:

Loft conversion with rooflights at front and
dormer at rear

Location:

40 Poppythorn Lane, Prestwich, Manchester,
M25 3BY

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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 the drawings received on 18/06/20 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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

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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

drawings received on 18/06/20

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 18/08/2020

65618 – 40 Poppythorn Lane

Loft conversion with rooflights at front and dormer at rear

The rooflights are acceptable as they do not represent harm to the character and appearance of the conservation area and therefore would preserve that character and appearance.

The proposed dormer extension to the rear would not be in the street scene as such it would preserve the character and appearance of the conservation area.

Mark Kilby

10/8/20

Conservation Officer.

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

To:

Mr Stephen Hunt
Studio17 Architecture
8 Bolton Street
Bury
BL9 0LQ

On Behalf Of:

Mr John Gould
7 Glebelands Road
Prestwich
Manchester
M25 1NE

PART 1 - Particulars of Application

Application Number: 61276

Date of Registration: 12/04/2017

Proposal:

Dormer extension at rear

Location:

7 Glebelands Road, Prestwich, Manchester,
M25 1NE

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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 numbered 1298-EX01, 1298-EX02, 1298-F01 Revision A, 1298-F02, 1298-F03 and 1298-F04 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 UDP Policies EN1/2 Townscape and Built Design, EN2/1 Character of Conservation Area, EN2/2 Conservation Area Control, H2/3 Extensions and Alterations and the guidance in Supplementary Planning Document 6 Alterations and Extensions to Residential Properties

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

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 Paragraphs 186-187 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN1/2 EN1/2 - Townscape and Built Design

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

drawings numbered 1298-EX01, 1298-EX02, 1298-F01 Revision A, 1298-F02, 1298-F03 and 1298-F04

NOTES TO APPLICANT

Not Applicable

Signed:

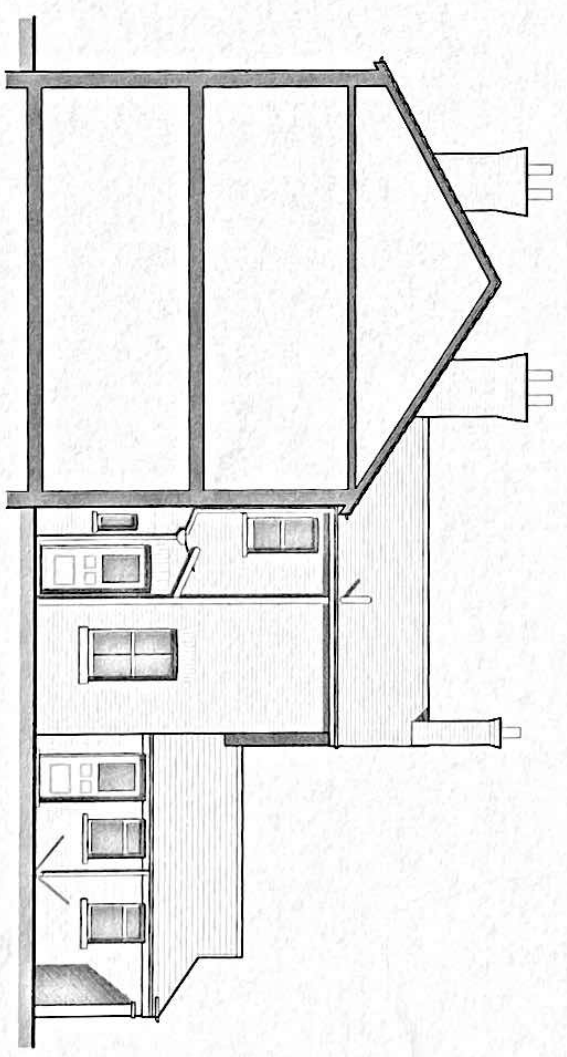
 . 2 of 2

.....
On behalf of the Council

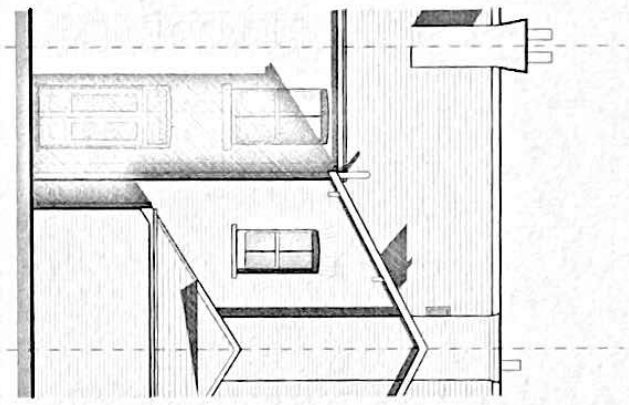
Date of Decision: 17/05/2017

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 4. THE CLIENT AGREES TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

43



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

REV.	DATE	NOTES	INITIALS
1	23.02.17	EXISTING	

CLIENT / PROJECT
 JOHN & MARGARET MADDEN-GOULD
 7 GLEBELANDS ROAD,
 PRESTWICH

DRAWING TITLE
 EXISTING REAR & SIDE ELEVATIONS

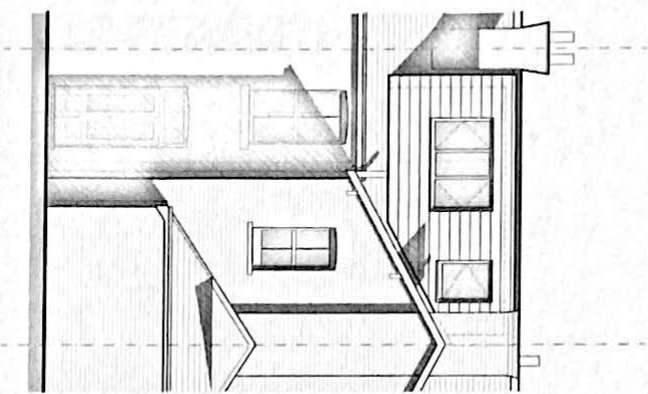
DATE	DRAWN	SCALE
23.02.17	SJH	1:100

DESIGNED BY
 1298-EX02

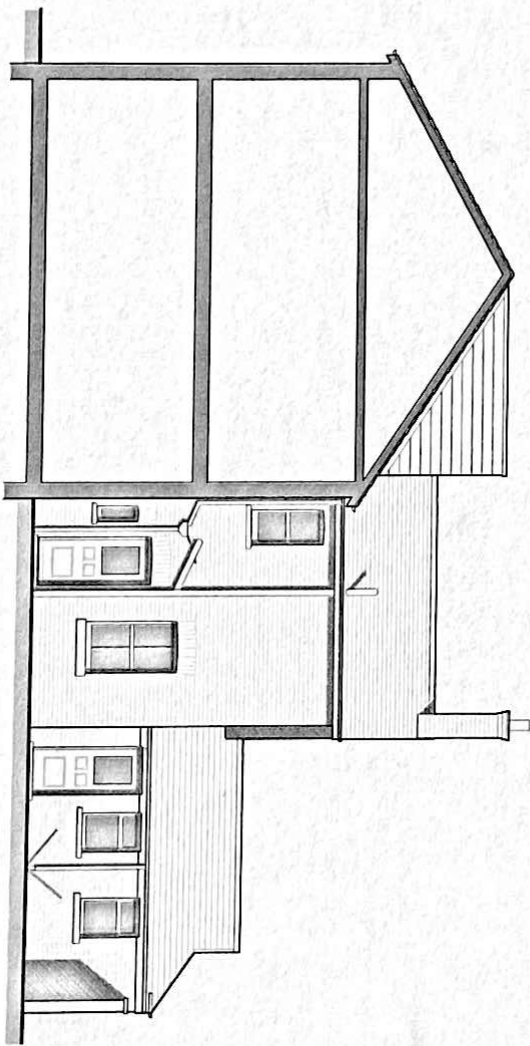
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 107 BRISTOL ROAD, PRESTWICH, CV34 6EF
 T 07738 298653

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44



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

REV	DATE	NOTES	INITIALS
FEASIBILITY			
CLIENT PROJECT			
JOHN & MARGARET MADDEN-GOULD			
7 CLEVELANDS ROAD,			
PRESTWICH			
DRAWING FILE			
PROPOSED ELEVATIONS			

DATE	DRAWN	SCALE
01.03.17	SJH	1:100
DRAWING NUMBER	REVISION	
1298-F02	-	