

Appeal against Bury Metropolitan Borough Council

Refusal of Planning Application 69310

7 Crosfield Avenue

Ramsbottom

Bury

BL9 5NX

Two storey side extension and external alterations including zinc cladding to first floor and roof, render to the ground floor and part of the existing front elevation.

Appellant:	Mr Ewan Perry
Date:	31 st May 2023
Prepared:	PS
Checked:	TP

Statement of Case

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1.0 INTRODUCTION

1.1 RBA Town Planning have been instructed by the Applicant, Mr Ewan Perry, of Planning Application 69310 to act on their behalf in the preparation and submission of an Appeal against the decision of the Local Planning Authority to refuse Planning Consent for the proposed development.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (*National Planning Policy Framework 47*).

1.3 The Application was refused under Delegated Powers on 4th April 2023, for the reasons outlined with the issued Decision Notice, which cites policies contained within the Councils Adopted Plan.

1.4 This Statement sets out the Appellant's Case and makes reasoned justification against Adopted Plan Policies cited within the Notice. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the original planning application and attached appendices.

1.5 Given the determination date of the Refused Planning Application it is considered that the Appeal is not outside the prescribed time limits for submission and is lodged under the Written Representation Procedure.

2.0 THE SITE

2.1 The Appeal Site comprises a detached bungalow with accommodation within the roof space. The dwelling benefits from amenity space to front and rear with off road parking provided to front. The Appeal Site itself is of an irregular shape with a wide frontage tapering towards the rear elevation of the host dwelling. Beyond the rear elevation, the garden becomes narrow with the rear boundary being on Arlington Close – the topography of the area sees Arlington Close sitting noticeably above Crosfield Avenue.

Figure 1. The Appeal Site



2.2 The surrounding area is predominantly residential in nature. Crosfield Avenue is one of a series of six roads that run perpendicular to Cliff Avenue which have a similar pattern of development. Along Crosfield Avenue there is a mixture of house types and design. On entry to Crosfield Avenue the dwellings are similar to that of the Appeal Site – detached bungalows with accommodation within the roof space. Further south along the street there is a series of two storey dwellings (detached and semi-detached) which continues into the head of the cul-de-sac.

2.3 The host dwelling was built in 1967 as part of a development of agricultural land. The neighbouring dwellings are of similar design, many of which have been altered with dormer extensions and/or porches. The property requires a new roof, guttering, windows, and a full programme of internal renovation inside.

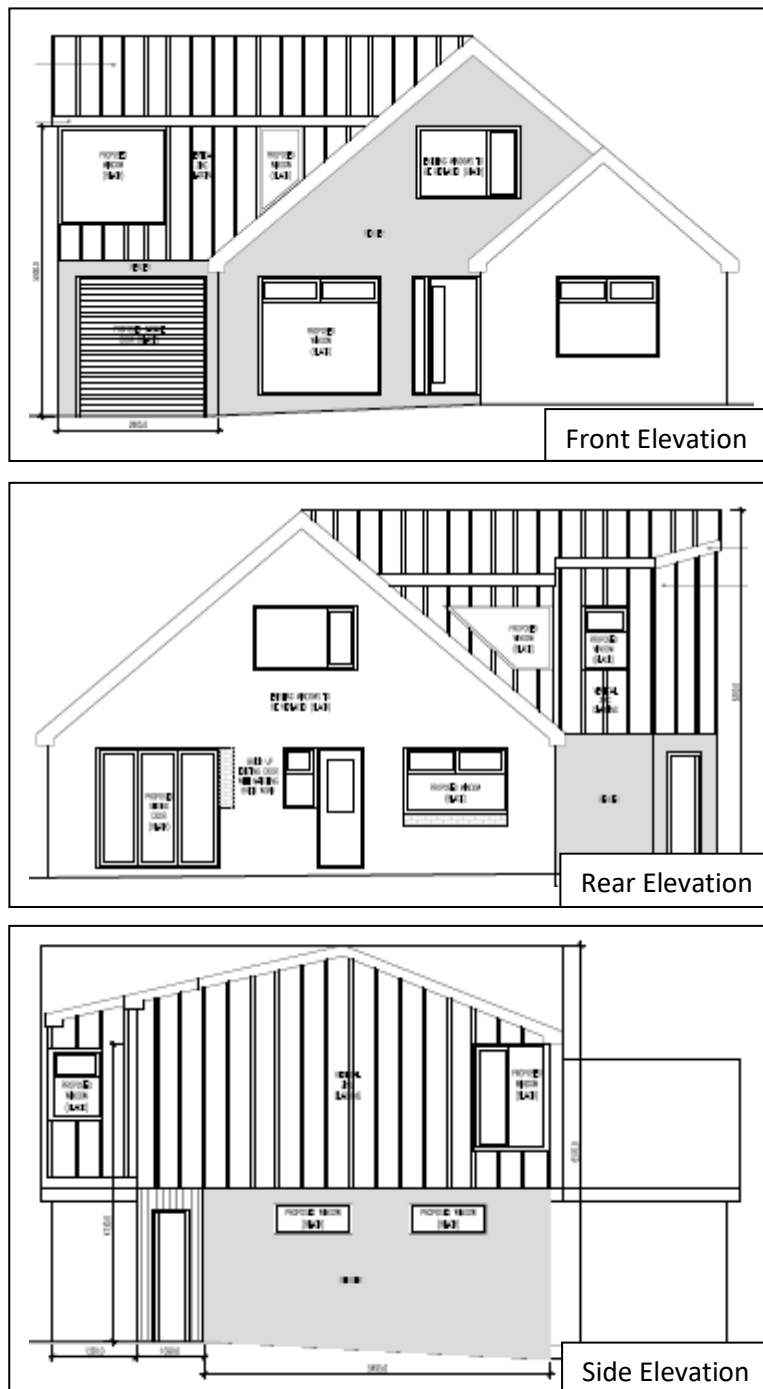
The house is extremely energy inefficient, having no insulation in the roof at all.

2.4 As confirmed in the Case Officers Report, Summerseat Village lies within the Green Belt.

3.0 PROPOSAL

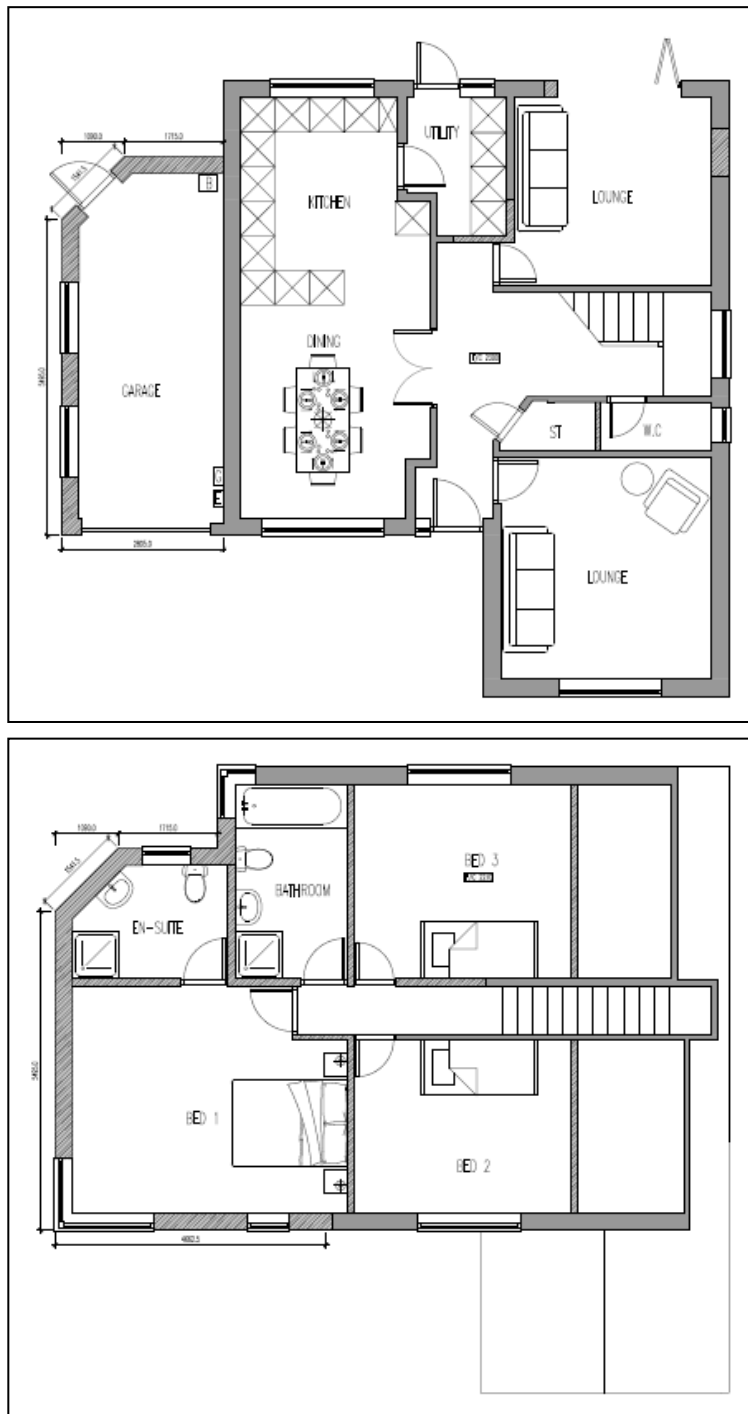
3.1 The Appellant sought Planning Consent from Bury Metropolitan Borough Council for the erection of a two storey side extension. The proposal includes zinc cladding to the first floor and roof, with render to the ground floor and a section of the existing front elevation.

Figure 2. Proposed Elevations



3.2 The proposed work will provide an additional bedroom, ensuite and family bathroom to the first floor. To the ground floor, the reconfiguration provides a kitchen-diner, utility room and two reception rooms. The internal design is more conducive to modern lifestyles and provides current and future occupants with a high quality living environment.

Figure 3. Proposed Floor Plans



4.0 REFUSAL

4.1 The Application was refused under Delegated Powers on 4th April 2023 for the following reasons;

1. The design of the proposed extension is neither appropriate to, nor sympathetic with the existing structure, and would be significantly detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan:

H2/3 – Alterations and Extensions and associated Supplementary Planning

Document 6: Alterations and Extensions to Residential Properties.

5.0 POLICY

5.1 Bury Unitary Development Plan

H2/3 - Extensions and Alterations

Applications for house extensions and alterations will be considered with regard to the following factors:

- the size, shape, design and external appearance of the proposal;
- the character of the property in question and the surrounding area;
- the amenity of adjacent properties;
- visibility for pedestrians, cyclists and drivers of motor vehicles.

6.0 ASSESSMENT

6.1 It is considered the main issue of the Appeal is the impact of the development on the host property and the visual amenity of the area.

6.2 It is considered the decision is an opinion based decision rather than strictly being based on planning principle. The wording within the reason for refusal, that the proposal would be 'significantly detrimental' to the visual amenity of the area, is evidence of this. Judgements on the appearance of any proposal are subjective by nature and it is considered that whilst the proposed materials offer a contrast to the host dwelling this is not necessarily detrimental.

6.3 When carefully examining the proposed zinc cladding and its potential impact on the host dwelling and the visual character of the surrounding area, it is essential to provide a comprehensive analysis of the cladding's scale and its relationship to the overall dwelling.

By evaluating the frontage of the dwelling, including the roof slope, it measures approximately 66.5m². Within this context, the proposed zinc cladding occupies an area of around 15.7m². This represents 23.6% of the frontage.

Moreover, it is crucial to note that the expanse of the zinc cladding is thoughtfully interrupted by strategically placed windows at the first-floor level. These windows not only serve functional purposes but also contribute to the architectural composition, breaking up the cladding's visual dominance and creating a harmonious balance between solid and void elements. It is equally important to emphasize that the proposed cladding is limited to the first floor and roof levels only. This deliberate design decision highlights the subordination of both the extension itself and the chosen materials when observed from the public realm.

By considering these factors, we can assert that the extent and placement of the zinc cladding is carefully calculated to ensure a proportionate and visually pleasing integration with the existing dwelling. The measured approach to the cladding application, coupled

with the complementary presence of windows and the restrained use of cladding on specific levels, effectively conveys the harmony between the extension and the host dwelling, thereby preserving the overall aesthetic appeal and character of the area.

6.4 When evaluating the overall composition of the dwelling, it becomes evident that the existing front elevation with its prominent gabled feature holds the primary visual emphasis. The proposed render applied to the ground floor front elevation serves to accentuate the dominance of this existing architectural element, effectively mitigating the impact of the cladding on the first-floor extension within the broader street scene.

By maintaining the integrity of the original design, the proposed render aligns with the character and scale of the host dwelling, ensuring a cohesive visual continuity. The choice of materials and the application of render to the ground floor further reinforces the prominence of the gabled feature, subtly integrating the cladding on the first-floor extension into the existing street scene. This deliberate approach prevents any visual disruption or imbalance that could arise from an excessive introduction of cladding, instead preserving the focal point of the dwelling's front elevation.

In this manner, the proposed render serves as a complementary design element that harmonizes with the dominant architectural features of the host dwelling. By minimizing the visual impact of the cladding to the first-floor extension, the proposal maintains a respectful and balanced integration within the surrounding streetscape. This approach safeguards the overall character and aesthetic appeal of the area, ensuring that the extension cohesively contributes to the existing architectural context while adding a subtle touch of contemporary design.

6.5 Within the Case Officers Report, the LPA state:

"In terms of visual amenity the proposed extension would be a very large, ultra modern structure positioned on the side of a very traditional pitched roof property. Sometimes modern extensions may be acceptable on a more traditional style

property, but in this instance the over large extension does not appear to respect the character of the existing building, nor other properties along Crosfield Avenue.

The front elevation with black zinc cladding to the elevations and roof of the extension would be built flush with the existing front elevation of the existing building. To the front corner of the extension would be a large modern wrap around window. This would be completely out of character with other buildings in the local vicinity, and as the site has such a shallow frontage it would result in an extremely prominent structure in streetscene which would bear no resemblance to any other property within the streetscene."

The first point to note is that the Appellant disputes the assertion from the LPA that the site has 'such a shallow frontage'. The front elevation of the host dwelling is approximately 12m wide which is comparable with neighbouring detached dwellings that have widths ranging from 11m – 12m.

Figure 4. Site Plan



In respect of the site frontage, the Appeal site has the widest frontage of the properties on Crosfield Avenue. This is demonstrated on the excerpt from the Proposed Site Plan.

As shown within the site plan, the proposed dwelling fits comfortably within the site, especially within the context of the pattern of development of Crosfield Avenue.

6.6 In respect of the *'large modern wrap around window'* which the LPA believe would be *'completely out of character with other buildings in the local vicinity'*. There are examples within Crosfield Avenue of wraparound windows within the streetscene on Crosfield Avenue. Furthermore, such a design feature is not out of keeping in a residential setting.

6.7 In respect of these issues it is considered that the use of zinc cladding creates an architectural harmony between modern and traditional elements. While the proposed extension may have a modern aesthetic, it has been designed and detailed in a way that complements the existing building and enhances its overall character.

6.8 The proposed zinc cladding is a conscious design choice aimed at respecting the character of the area and responding to the evolving architectural context. The use of zinc cladding is a contemporary solution that respects the existing building while allowing for modernisation and individuality within the neighbourhood.

As detailed previously, the zinc cladding accounts for less than a quarter of the front elevation and so does not dominate the host dwelling.

6.9 The proposed zinc cladding, will contribute positively to the visual amenity of the area as it will provide an attractive and distinct feature which enhances the overall streetscape and adds visual interest. The material is a smooth and shiny silvery colour, which as it weathers, it develops an attractive dappled patina.

6.10 Zinc cladding offers benefits as a sustainable material. Positive aspects of the material are its durability, longevity, and low maintenance requirements. The use of zinc cladding can ensure the long-term protection and preservation of the host dwelling. Furthermore, zinc is a recyclable material with a low environmental impact.

Zinc roofs are renowned for their durability, with a lifespan of over 100 years. Unlike clay or concrete tiles that last around 60 years, zinc roofs have the advantage of self-healing. When scratched, zinc forms a protective patina called zinc hydroxyl-carbonate, preventing

rust and UV damage. This self-healing property contributes to its low maintenance requirements, making it a cost-effective long-term investment.

6.11 There are several examples of contrasting materials used within the existing street scene and not only with the host dwelling at the Appeal Site.

Figure 4. Contrasting Materials in the Street Scene & Wider Area





Cliff Avenue



Cliff Avenue



6.12 Approximately 100m from the Appeal Site is a no. 1 Hargate Close. The dwelling has dormer windows to the roof on both side elevations which are clad with uPVC boards. This contrasts with the white render to the front elevation.

Figure 6. No. 1 Hargate Close



This is further evidence to support the Appellants position that the character of the surrounding area is one of dwellings with contrasting materials.

6.13 A final example of an approved development within the surrounding area is that at no. 12 Cliff Avenue. This was a loft conversion with dormer extensions on both sides with the materials used being described by the LPA as being '*generally different to the original house*'. Furthermore, the LPA stated:

"In terms of design and appearance the proposed extension would not be entirely in-keeping with the existing house by virtue that this would be a dormer extension of a different design to the original house."

In spite of the comments above, the LPA did grant permission for the development at no. 12 Cliff Avenue. Whilst the approved proposal may differ from that of the Appeal Proposal, it is considered the LPA should adopt a consistent approach when assessing proposals, especially in respect of proposed materials differing to that of the host dwelling.

6.14 The proposed extensions and alterations present an opportunity to enhance the overall appearance of the dwelling, creating a cohesive design that integrates into a somewhat varied street scene. The modifications are not considered to unacceptably alter the character and appearance of the host dwelling or the wider area, but rather contribute to the evolution and enrichment of it.

The proposed extension serves to create a more balanced and visually engaging composition. The design approach considers the existing architectural features and context, ensuring that the modifications are sympathetic and complementary to the surrounding built environment.

6.15 When the proposal is assessed directly against policy H2/3 it becomes apparent that it is only paragraphs a) and b) to which the LPA could suggest the proposal is contrary to as there is no impact upon the amenity of adjacent properties, or on the visibility for pedestrians, cyclists or drivers of motor vehicles.

Within the justification section for the policy, it is stated that *“This policy is concerned with ensuring that extensions and alterations to residential properties are of a high standard.”* – it is considered the proposal accords within the policy aim.

Paragraphs a) & b) of the policy are concerned with the size, height, shape, design and external appearance of the proposal along with the character of the host property and surrounding area. As has been set out throughout this statement, the character of the surrounding area is one of varied design with the use of contrasting materials. As such, it is considered there is not an unacceptable impact upon the surrounding area.

In respect of the proposals impact on the host dwelling, the scale of the development is such that there is not an unacceptable impact upon the external appearance of the dwellinghouse or its character. The proposal does not increase the height above that of the existing ridge and whilst there is an increase to the massing of the host dwelling it is considered this is acceptable. The proposal does not dominate the host dwelling and the twin gable feature on the front elevation is retained as the dominant feature of the dwelling.

7.0 CONCLUSION

7.1 The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that “sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development”. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

7.2 It has been evidenced in the assessment above that the proposed development would not result in the harm considered by the Local Authority and that it does conform in all regards to the Councils Development Plan and guidance within the National Planning Policy Framework.

7.3 It is respectfully requested that the appeal is upheld and permission granted for the proposed development subject to appropriate conditions.