



Planning Statement

Dwelling at No. 2 Mount Pleasant,
Prestwich, Bury, M25 2SD

Prepared by:

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Section 1: Introduction

- 1.1 This report is produced by Elmfield Planning on behalf of the applicant. It is submitted in support of a householder planning application which proposes alterations to a dwelling. The application features a revised design to that which was refused permission by Bury Metropolitan Borough Council in May 2023 – application reference 69640. The report assesses the proposal against the Development Plan and other material considerations, including the National Planning Policy Framework. The report also explains how the proposed design has changed in response to feedback from the local planning authority, with the aim of making the design acceptable.

Section 2: Application Site

- 1.2 The application site comprises a dormer bungalow with associated garden spaces and driveway to the front. The dwelling is finished in a red facing multi-brick with white coloured windows frames, fascia and soffit boards. The appearance of the building suggests that it may have been modified since it was built by way of a loft conversion, to create the dormer, and replacement roof. Boundary treatment includes a low-level brick-wall and shrubs.
- 1.3 The application site is located on Mount Pleasant which is a residential road accommodating detached and semi-detached dwellings in the form of two-storey houses and bungalows. Many of the other dwellings at the locality have been altered.



Site Location,
Aerial view



Photographs of Application Site

Section 3: Application Proposal

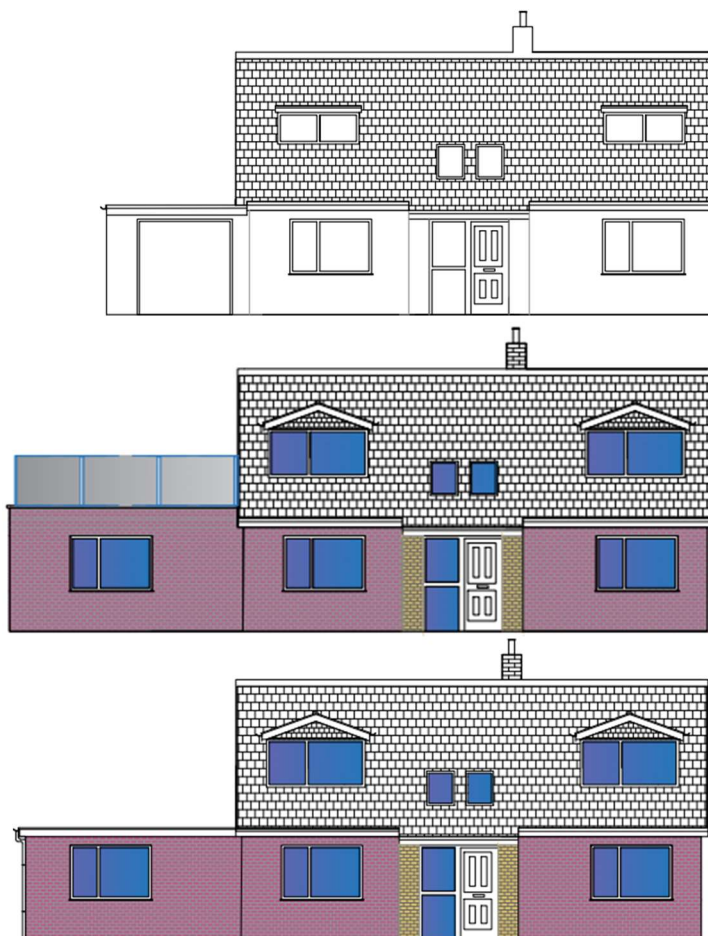
1.4 It is proposed to extend and alter the dwelling to create an additional bedroom and additional living accommodation. Works comprise:

- Replacement of garage with single-storey side extension – just 1.9m wider than garage and same depth (i.e. similar footprint)
- Extension of existing loft conversion by replacement dormer at rear
- Replacement dormer windows to the front
- Addition of 1.8m porch to front elevation

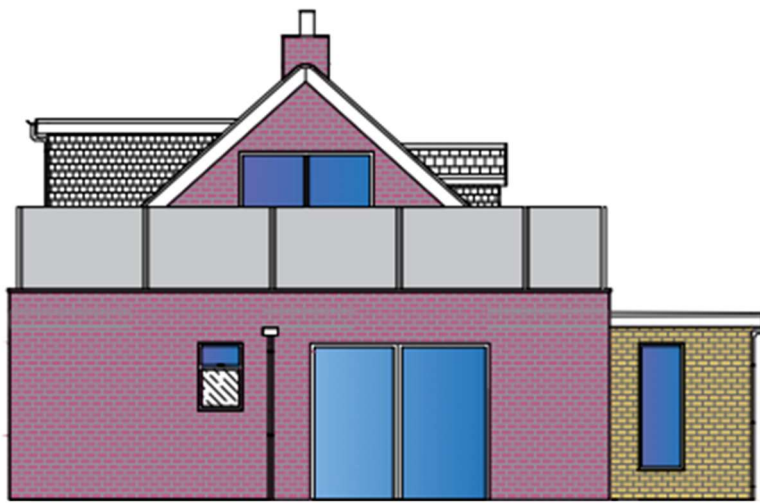
1.5 The proposal would provide much needed additional living accommodation and storage space for the occupant's family, thereby improving their living conditions.

1.6 Design changes since the refusal of application ref. 69640 have sought to address concerns about resulting impact on visual and residential amenity. Changes comprise:

- Removal of the proposed balcony, in its entirety
- Height of side extension lowered to below existing eaves
- Addition of obscured glass to rear dormer



Front elevation: existing (top), originally proposed (middle), revised proposal (bottom)



Side elevation: existing (top), originally proposed (middle), revised proposal (bottom)

Section 4: Response to Reasons for Refusal

1.7 The Delegated Report for the refused application determined:

“Situated at the side, the proposed single storey side extension would be readily visible from the public arena. The side extension would project 5.15 metres to the side and 8.15 metres to rear. The extension would also project 0.5 metres beyond the front and rear elevations. SPD6 states that single-storey side extensions on corner plots should not normally occupy more than half of the available width of the side area. Therefore, this extension would not be acceptable due its size”

1.8 In assessing the impact of the side extension, its important to consider that the extension would replace an existing garage. The extension would have almost the same footprint as the garage but would project 1.9m wider to the side. The existing garage already projects 0.5m to the front and rear so there would be no change in that respect.

1.9 The Delegated Report also determined:

“The proposed balcony and the dormers to the rear would be less than 2 metres from the shared rear boundary with No.92 Simister Lane. SPD6 states there should be at least 7m from rear habitable room windows to the rear boundary. Therefore, this would not be acceptable”

1.10 Again, it would not be possible to achieve these separation distances because the existing habitable rooms of the dwelling, namely at the ground-floor and at the rear dormer, are already closer than the stated distance. The proposed replacement dormer would have obscured glass and remains subordinate to the main roof. The proposal would not increase impact on the amenity of neighboring occupiers. The proposed balcony has been removed from the design

1.11 Planning Practice Guidance clarifies that SPD's do not form part of the development plan; they are, however, a material consideration in decision-making. It stands that the guidance cannot be taken in isolation and that it is just one material considering amongst others when determining the proposal. Regardless, it will be shown that the revised design does now comply with the extensions SPD.

Section 5: Planning Policy

- 1.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the local development plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

The Development Plan

- 1.13 Relevant policies from Bury's development plan – the adopted Bury Unitary Development Plan – are detailed below. The previous application was refused due to conflict with 'Policy H2/3 - Extensions and Alterations'.

Policy 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."*

- 1.14 In reference to Policy H2/3 criteria, the side extension is only marginally larger in width than the garage it will replace. It would not be any longer/deeper or any higher. The extension, like the garage, will remain subordinate in scale relative to the original dwelling. The shape of the extension is a simple rectangle which compliments the existing form of the dwelling. The overall height of the dwelling would not increase and the main ridge-level would be unaltered.
- 1.15 The dormer extension is at the rear of the dwelling and not highly visible from public viewpoints. All proposed material finishes would be matching or complement the existing building appropriately. The overall form and character would not be altered greatly. Obscured glass and the removal of the balcony ensures that overlooking into neighbouring dwellings would not become an issue. And the scale of the rear dormers would also ensure that it does not cause any increase in overshadowing, beyond that which the existing main roof may or may not already cause. On balance, the proposal is in-line with Policy H2/3 and therefore in accordance with the development plan.

Other Material Considerations

Supplementary Planning Document (SPD): Alterations and extensions to residential properties

*“Single-storey side extensions on corner plots should not normally occupy more than half of the available width of the side area **or should normally leave a minimum of 2m from the back of the public highway to the side wall of the proposed extension.** However, a lesser set back may be acceptable where the prevailing pattern of development in the locality is typified by relatively shallow frontages.”*

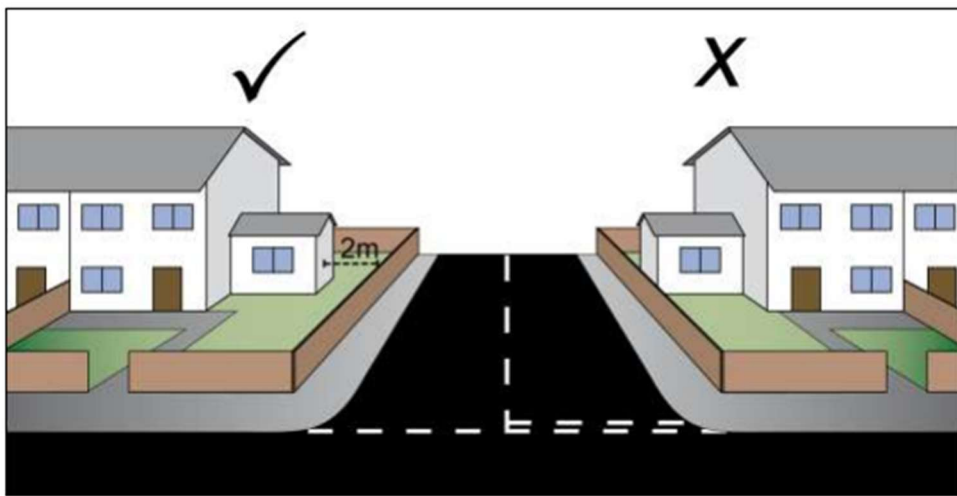


Image from SPD relating to corner plots

- 1.16 In reference to the SPD, its wording and above image suggests that the aim is to prevent extensions from encroaching too close to an adjacent highway. The side wall of the proposed extension would not reduce the separation space between the dwelling and the highway because it is proposed to extend onto the elevation that is not adjacent to the road.
- 1.17 The guidance is an “either or” requirement, as in it is either necessary to not occupy more than half of the available width, or alternatively, a minimum of 2m from the highway and the proposed side wall should be maintained. The proposal is certainly compliant with the latter and is therefore in accordance with the guidance in that respect.

“Extensions maintain adequate privacy standards by minimising overlooking into adjacent neighbouring properties from new windows, balconies and areas of raised decking. As such there should be a minimum distance of 7m between first floor habitable room windows of any extension and a directly facing boundary with a neighbouring property; and

*Extensions sited adjacent or close to a boundary should have a blank side facing the neighbour, **obscure glazing**, high level, or be screened by a fence or wall that extends above eye level.”*

- 1.18 In relation to the above guidance, it's highlighted that the proposed dormer would replace an existing dormer window which is neither 7m from the rear boundary, nor does it have obscured glass. The replacement would have obscured glass, therefore potential impact on overlooking would be fully mitigated. The guidance promotes the use of obscured glass for extensions that are near to a boundary. Overall, the proposal would remove any current issues with overlooking.

National Planning Policy Framework

- 1.19 The NPPF is a material consideration to this application. The proposal adheres to Section 12 'Achieving well designed places' which aims to ensure that developments *“(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”*. The proposal would meet the functional needs of its occupants, would be attractive and in-keeping with the existing dwelling, and is sympathetic to local character, whilst allowing alterations to the building to facilitate increased occupant density. This weighs in favour of the proposal.

Planning Practice Guidance

- 1.20 This government guidance is also a material consideration to this application. Under the section entitled 'Planning for well-designed places' it states that significant weight should be given to designs that *“help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”*. The proposal presents one such opportunity by creating a lighter and more energy efficient dwelling on the road, potentially inspiring other home owners to make similar sensitive adaptations to their dwellings and contributing to higher design standards more generally.

National Design Guide

- 1.21 The National Design Guide (published 2001) forms part of the government's Planning Practice Guidance and is therefore material to this application. The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.
- 1.22 Under 'Homes and Buildings' the guide states *"Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well being of their users and all who experience them... They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time"* (para. 120 & 121). The proposed design is flexible and functional for the applicant's family, including by creating an additional room which will allow for a private living space for older children living at home or elderly family members i.e. "aging population and cultural differences".
- 1.23 The proposed additional ground-floor bedroom will provide a room that is accessible to any family members that has mobility issues. This principle is supported by the guide which stipulates that good design should factor *"comfort, safety, security, amenity, privacy, accessibility and adaptability"* (para. 124).

Other Considerations

- 1.24 While every application is taken on its own merits, the photo below provides an example of how a dormer that is located close to the boundary was previously approved by Bury Council. It features obscured glass and integrates well. This dwelling is on the same road at the Application Site.



Photograph of No. 5 Mount Pleasant, showing dormers

Section 6: Summary

- 1.25 The Application Proposal features a revised design for an extension to an existing dwelling. The proposal aims to limit the impact of the development as far as is practicable, consistent with the proposal full-filling its planning need.
- 1.26 The proposal would provide much needed additional living accommodation for the occupant's family, thereby improving their living conditions. The separate bedroom would allow for private and quiet living space for the applicant's family.
- 1.27 The proposal performs well when appraised against the Development Plan. In particular, the aims of Policy H2/3 with respect to its appropriate scale and appearance. Other material policy documents also offer support for the proposal. In particular, the design principles of the NPPF with respect to the design functioning well over the life of the development and respecting local character; and the National Design Guide with respect to creating homes that support the health and wellbeing of their users, including growing and changing families that require flexible and private living space; and the SPD with respect to not encroaching close to the highway and protecting the privacy of neighbours.
- 1.28 It is considered that any deemed adverse effects resulting from the proposal would be limited and outweighed by the needs of the occupants of the host dwelling. The local authority is requested to approved the application.