

GSS24174.2 - 15 Bishop Road - Planning Statement

Site

The application site is situated in Bury Council, at 15 Bishops Road, M25 0HT.

The dwelling is a two storey, semi-detached, property. This road links from Kings Road all the way to Scholes Lane. The lowest point of the road is at the junction with Kings Road; and runs up a steep gradient all the way until Scholes Lane, although it does plateau off towards the top, towards the junction with Scholes Lane. This property is to be found on the steep lower end of Bishops Road, closer to the junction with Kings Road. It is the 8th property on the left hand side as you look up Bishops Road from the Kings Road junction.

Number 13 and Number 15 (our property) form a pair of semi-detached houses, with 13 on the left and 15 on the right. The property to its right, Number 17 Bishops Road, sits 1.5 metres higher than our property (15 Bishops Road). Both properties (15 and 17) have been extended all the way to the boundary where they meet. Many of the properties along the road, which are primarily semi-detached, have extended two storey side extensions to the boundary of the property. Majority of the properties have the first floor of the extension set back in accordance with the planning policy of the terracing effect.

Planning History

In 2007, permission was granted for a two storey extension at side and rear; single storey extension at rear; and front porch.

In 2018, permission was granted for a single storey rear extension.

The above projects have been built and completed.

Proposal

This planning application for 15 Bishops Road, is for a loft conversion with a front and rear dormer. The plans include raising the ridge of the roof, to match the neighbouring property on the right hand side, with a small front dormer and a rear dormer over the existing property and the extension elements.

Justification

Since the road is on a steep gradient, the increase in height in our proposal, will ensure that the new height of the raised ridge of the roof will match the roof of the dwelling next door at Number 17 Bishops Road. The road is on a slope downwards so the new roof height will match the neighbouring property and will not disturb the look of the run of houses along Bishops Road.

Both properties (Number 15 and Number 17 Bishops) have been extended to the boundary at which they meet, and therefore from a visual perspective it will look in sync with street surroundings.

Understandably, our site will be higher than the property to the left at Number 13 Bishops Road, however, when viewed from the street scene, since 15 and 17 have been extended in a matching form at the side extension, and since the roof heights will match, it is not significantly noticeable and will fit seamlessly into the street scene, without aesthetic drawbacks.

On the opposite side of the street, there are 3 unique buildings each set in their own land - a church, a doctors surgery, a local hub and a school. All these are set back from the street in their own land – therefore, there is no concern as to whether the proposed plans will match the houses opposite or look incongruous with them. The only concern is with the run of houses on the same side of the street, and as explained above, the proposal will not disturb the run of already extended houses and the new ridge height will match the next door property.

Conclusion

The proposed loft conversion with front and rear dormers at 15 Bishops Road will result in a visually harmonious development. The increased roof height will seamlessly integrate with the existing roofline of the neighbouring property, maintaining the established character of the street. Even though our proposed site will be higher than the property to the left at Number 13, given the match with the surrounding properties and the existing extensions, we believe that the proposed loft conversion will not detract from the visual amenity of the area.