

**MIALEX**

Innovative Planning Solutions

4th January 2022

Planning Department
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

c/o Workplace
4th Floor
Churchgate House
56 Oxford Street
Manchester
M1 6EU

03301 331 355
info@mialex.co.uk
www.mialex.co.uk

Dear Sir/Madam

Re: Prestwich - No 305 Middleton Road, M8 4LY**Full Planning Application for the demolition of the existing detached two storey dwellinghouse on site and its replacement with a new detached two storey dwellinghouse (resubmission of application Ref 66679)****Background**

We act on behalf of Muhammad Sarfraz and have been instructed to submit a full planning application which seeks consent for the following works:

- Demolition of the existing two storey detached building on site;
- The erection in its place of a replacement two storey detached dwellinghouse (with habitable roof space) to accommodate the following:
 - i. A combined Kitchen/Living/Dining Area;
 - ii. Lounge
 - iii. Children's Play Room
 - iv. Utility room
 - v. Shower Room and W.C.
 - vi. 7 bedrooms served by 4 En-Suites and 2 Family Bathrooms;
 - vii. Games Room/Study;
 - viii. Prayer Room.

The application was submitted by Planning Portal on 4th January 2022 and comprises the following:

- Completed planning application forms; and
- Drawings package comprising: existing ground and first floor plan, existing elevations, proposed ground floor plan, proposed first floor plan, proposed loft floor plan, proposed elevations, proposed roof plan, existing site plan, proposed site plan, proposed street scene plans, location plan and block plan (prepared by Faluck Patel Architects).

In addition to the above documentation, this cover letter provides a detailed assessment of the key planning issues and should be taken into consideration in the determination of the planning application.

Site and Surroundings

The application relates to an existing two storey detached dwellinghouse that benefits from a corner plot location at the junction of Middleton Road (A576) and Sheepfoot Lane (A6044). Vehicular and pedestrian access is currently provided off Middleton Road road to the east, with two off road parking spaces currently serving the development.

The site forms part of an established residential area to the south of Heaton Park. Notably surrounding properties within the street scene site have been extended substantially and feature a variety of external materials.

Please refer to the site images below.



Image 1: View of the site from the existing vehicular access off Middleton Road facing west



Image 2: View of the side elevation of No. 75 Sheepfoot Lane from the rear of the site facing west



Image 3: Overhead view facing south demonstrating the site's corner plot location and existing discordant building line



Image 4: Immediately adjacent No. 303 Middleton Road with substantial side extension



Image 5: No. 301 Middleton Road with substantial extensions and alterations



Image 6: No. 297 Middleton Road with side extension

Planning History

The Site

A review of the Council's online records reveals that the property has not been subject to a number of previous planning applications, those of relevance to this application are summarised below.

Historically, an application (**Ref 83/15225**) for a two storey side extension was approved on the 8th December 1983.

Consequently an application (**Ref 65784**) was made for the demolition of an existing dwelling and the erection of a new three storey dwelling that was withdrawn on the 18th September 2020.

Finally, an application (**Ref 66679**) was made for the demolition of the existing dwelling to be replaced with one new dwelling. This application was refused by delegated decision on the 28th October 2021 for the below reasons.

- The proposed development would, by reason of its size, position and design, would be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area.
- The street scenes submitted fail to accurately show the relationship of the dwelling with the neighbouring properties and as such the application contains insufficient information to allow a full assessment of the scale and massing of the proposed dwelling in relation to neighbouring properties.
- The proposed development would be detrimental to the amenities of the adjacent property No. 303 Middleton Road by reason of its height, size and position in relation to the shared boundary.
- The application and submitted plans contain insufficient and conflicting information in relation to the design of the proposed single storey conservatory extension that is missing from the rear elevation drawing but indicated on other plans and elevations.
- The application and submitted plans contain insufficient information in relation to the proposed car parking provided within the site to allow an adequate assessment to be made in relation to the Council's parking standards in respect of the proposed dwelling.

Following this refusal a new development team has been instructed on site to put forward a new scheme that has been considered in line with the Councils Local Development Framework, the individual constraints of the site and concerns raised within the previous application.

As such, this revised application seeks to respond to the Council's concerns and deliver a scheme which respects the site's prominent corner plot location, has no significant impact upon neighbouring properties amenity and importantly makes a positive contribution to the character of the surrounding street scene retaining key features of the host dwelling.

The Proposal

The application seeks consent for the following works:

- Demolition of the existing two storey detached building on site;
- The erection in its place of a replacement two storey detached dwellinghouse (with habitable roof space) to accommodate the following:
 - i. A combined Kitchen/Living/Dining Area;
 - ii. Lounge
 - iii. Children's Play Room
 - iv. Utility room
 - v. Shower Room and W.C.
 - vi. 7 bedrooms served by 4 En-Suites and 2 Family Bathrooms;
 - vii. Games Room/Study

viii. Prayer Room

As set out on the accompanying plans, the proposed dwellinghouse takes a number of design cues from the existing property and wider street scene, will utilise matching external materials, complimentary roofs and a symmetrical fenestration in order to ensure that the visual character and appearance of the wider street scene is preserved.

Planning Policy

Local Development Framework

Bury Council's Local Development Framework currently consist of saved policies of the Unitary Development Plan (1997) Development Plan comprises the Core Strategy (2012) and the Development Management Plan Document (DMP) (2013). The policies relevant to the determination of the application are set out below.

Unitary Development plan (1997)

Policy H2 (Housing Environment and Design) advises that the Council will encourage good design in all residential development.

Policy H2/1 (The Form of New residential Development) advocates that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- The height and roof type of adjacent buildings;
- The impact of developments on residential amenity;
- The density and character of the surrounding area;
- The position and proximity of neighbouring properties;
- The materials to be used in proposed developments, especially their colour and texture.

Policy H2/2 (The Layout of Residential Development) states that new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- Car parking provision;
- Access for both vehicles and pedestrians and provision for public transport;
- The possible need for traffic calming measures;
- Density;
- Space about and between dwellings;
- Landscaping and screening;
- Protection/provision of trees and hedgerows;
- Open space/children's play areas;
- Design for safety and security;
- Access/facilities for the disabled;
- The existence of any public rights of way.

Policy H2/3 (Extensions and Alterations) states that 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.

Policy H5 (Housing Improvement) States that the Council will continue to support the improvement of the housing stock and its environment.

Policy EN1/7 (Throughroutes and Gateways) States that the Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.

Other Material Considerations

Also of relevance to this application is a number of SPDs and SPGs which form part of Bury's Local Development Framework. Most notably SPD6 (Alterations and Extensions to Residential Properties), SPD 11 (Car Parking Standards) and SPD 16 (Design and New Layout of Development). All relevant parts of these documents have been considered in the design of the proposed scheme and formulation of this cover letter.

Planning Issues

Principle of Development

The site benefits from a corner plot location within an established residential area and currently accommodates a detached two storey dwellinghouse. As such, the principle of redeveloping the site to provide a new two storey detached dwelling is considered acceptable subject to there being no adverse impact upon the amenity of the occupiers of any neighbouring properties or upon the visual character of the local area and street scene.

Design

As summarised above, the application seeks consent for a new two storey detached dwellinghouse on the site. Importantly the existing property in situ is set back from the street scene and as such does not maintain any established building line to the rear.

Whilst the proposed dwellinghouse will extend to the southern boundary of the site in line with SPD 6 (Alterations and Extensions to Residential Properties) a setback of approximately 2.3 metres will be maintained from the principal elevation of No. 303 Middleton Road to ensure there will be no unacceptable terracing effect between the properties.

As demonstrated on the enclosed drawings package, careful consideration has been given to the use of complementary materials and architectural features present within the street scene, namely bay windows and a gable frontage on the principal elevation with a regular fenestration and detailing evident throughout the property.

As such, the proposed new dwelling will not just respect but contribute positively to the prevailing character of the surrounding street scene and provide a building of high architectural quality, detailing and interest that is appropriate for its corner plot location.

Additionally, the siting of the dwelling has been carefully considered to ensure a separation distance of 2 metres is maintained to the boundary adjoining the highway. Meanwhile, a separation distance of approximately 7 metres is maintained from the closest habitable windows to the obscurely facing elevation of No. 75 Sheepfoot Lane, which also notably benefits from no habitable windows within its side elevation.

It is also noted that the existing low brick boundary wall and hedge is to be retained as part of the proposals in order to maintain a soft boundary and the site's prominent corner plot location.

Therefore, the proposed development will utilise matching external materials as well as taking design cues from surrounding properties within the street scene to ensure that the visual character and appearance of the surrounding area is preserved.

Amenity

As demonstrated within the drawings package enclosed as part of this application a clear 45 degree view will be maintained at ground and first floor level to neighbouring habitable windows at No. 303 Middleton Road (Drawing Ref 2021/163-03 and 2021/163-04).

Furthermore, as confirmed above there are no facing habitable windows within the main side elevation of No. 75 Sheepfoot Lane and a distance of approximately 5 metres will be maintained between the proposed rear elevation and rear site boundary.

Accordingly, the proposed works will not give rise to any adverse impacts upon the amenity of the occupiers of neighbouring properties.

Residential Living Standards

It is noted that the existing property on site is in a state of disrepair and requires significant investment. Additionally, all proposed rooms have been designed to comply fully with nationally described floorspace standards with those to the north of the site benefiting from being dual aspect.

As such, it is considered that the proposed development will significantly raise residential living conditions in line with modern standards.

Transport and Highways

As a 4+ bed property the Council's standards require a maximum of three car parking spaces to be provided within the development. As demonstrated on the proposed site plan that forms part of the drawings package submitted in support of this application this can be easily provided to the west of the site.

Whilst a new access is proposed to the property off Sheepfoot Lane this has been located to the far west of the site and replicates the existing arrangement of residential properties off Sheepfoot Lane.

Conclusion

The proposed dwellinghouse will be of high architectural quality and features a number of design cues from existing properties within the street scene. The proposed design and massing of the property will sit comfortably within the plot and street scene which is dominated by two storey detached dwellinghouses.

The scheme has been carefully designed to ensure that there will have no adverse impacts upon the amenity of the occupiers of any neighbouring properties by way of overlooking, being overbearing or loss of privacy.

Accordingly, the proposal complies with Policies H2, H2/1, H2/2, H2/3 and H5 of the Unitary Development Plan (1997) as well as all relevant SPD's and should be approved on this basis.

Next Steps

We look forward to receiving confirmation of receipt and registration of the application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours faithfully



Harry Johnson

B.Sc M.Sc

Planner

harry@mialex.co.uk

07896975355