

DELEGATED REPORT

Report by Amanda

Date of report: 28/07/2022

Ref:68429/FUL

Uhunmwagho

Registration: 11/05/2022

LDfC: 15/06/2022

Expiry Date: 06/07/2022

Site Visit:

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Hip to gable loft conversion with dormers to the front, side and rear.

Location: 561 Bolton Road, Bury, BL8 2DJ

Description

Planning permission for a similar development was refused at this property on 17/03/2022. The main difference between that application and the current one is that the previous proposal included a gable wall to the front elevation facing on to Bolton Road. It was felt this would have been out of character in this particular area. The current proposal seeks to retain the hipped roof to the front and the proposed dormers to either side would be smaller than those previously applied for.

The application relates to a red brick detached bungalow situated on the junction of Bolton Road and Kensington Drive. It has a hipped roof with a small dormer to the west side. The front of the site is brick paved providing on site parking for at least two vehicles and the parking area can be accessed from both Bolton Road to the front and Kensington Drive to the side. There is a short brick wall with pillars at either end along the front boundary and both vehicle access points are open. There is a garage to the east side of the property. To the rear there is a private garden area with fences to all boundaries. The garden is at a lower level compared to the dwelling.

The proposal is to convert part of the hipped roof to a gable in order to extend the existing living space to the loft with the addition of dormers to the side, fronting on to Bolton Road and rear as well as replacing an existing dormer to the front with a larger dormer.

The hipped roof to the south side of the property would be converted to a gable. There would be no windows installed to the gable wall.

The dormer to the west (above the main entrance to the dwelling) would measure 11.8m in length and it would be set back from the wall below by around 773mm. The dormer to the east side would be set back from the wall below by around 281mm and it would also measure 11.8m long. Both dormers would have a flat roof which would be set down from the ridge by approximately 111mm.

The dormer to the front of the roof would be pitched measuring 2.4m wide, set back from the front wall below by around 489mm and set down from the main ridge by approximately 190mm. The plans also show that there would be new grey tiles to the whole of the roof including the cheeks of the proposed dormers. New and existing windows would be grey and to the rear the new gable wall would be cladded to match the dormer colour.

Relevant Planning History

68032 - First floor hip to gable loft conversion with rear dormers - Refused 17/03/2022.

Publicity

Neighbours notified on 25/05/22 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions
H2/3 Extensions and Alterations

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) and 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 Policy 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.

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.

Bolton Road consists of many different types of properties and it is a very busy main road from Bury to Bolton. Most properties are two storey and either detached or semi-detached. The application property is the end detached bungalow in a row of 7 similar style detached bungalows. Apart from the application dwelling none of these properties have dormers fronting on to Bolton Road. There are three detached bungalows to the west of the site, one of which has a small dormer to the front elevation. The property is in a prominent position on the junction of Kensington Drive and Bolton Road and is visible from all sides.

The previous application was refused on the basis that the proposed roof converted to a gable to both sides which would have altered its appearance too much compared to the current streetscape which is typified by detached hipped roof bungalows and two storey properties opposite, also with hipped roofs.

The difference between other properties along Bolton Road and the application property is that most properties front on to Bolton Road, whereas the application property has a side elevation fronting Bolton Road. As such any change to the roof style needs to be carefully considered. The current proposal shows that the hipped roof would be retained to the side elevation fronting on to Bolton Road. This would ensure the property would retain its overall character as viewed from the main road. The proposed dormer to this side would be relatively small and would be set back from the main wall. The proposed materials would ensure it would blend well with the roof.

The flat roof dormers to either side would be set back from the front of the dwelling by around 2.3m. This would ensure that the existing hipped roof shape to the north side would be retained and the dormers would not be overly prominent when viewed from this direction. Taking in to account the set back from the side elevation below and that the hipped roof style would remain to the side fronting Bolton Road it is considered that the proposed development would not have any significant detrimental effect on the character of the existing streetscape.

The proposed dormer to the west side would be slightly larger than the existing dormer but given that there is already a dormer to this side it is already a feature in the street scene. The proposed dormer would be built with materials and a design that would be considered in-keeping with the existing property.

The dormer to the east side would be an addition to the property but given its set back from the side elevation fronting on to Bolton Road and that it would be directly adjacent to a neighbouring property it would not have any significant detrimental impact on the character of the existing street scene.

The gable to south side would be very different to the hipped roof on the opposite side but as the main view of the dwelling would be from Bolton Road (north) it would not be visible from the main road. Therefore its impact on the street scene would not be considered significantly detrimental.

Given the above the proposal conforms 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 are currently two bedroom windows to the existing dormer on the west side of the property. The new dormer would have two bedroom windows and a landing window. The distance between the new windows and no.565 Bolton Road would be sufficient in terms of privacy as set out in SPD 6.
- There would be three new windows to the east side facing no.559 Bolton Road next door. As all these windows would be obscurely glazed there would be no significant detrimental effect on residential amenity at this property.
- The distance to properties at the front and rear of the site would be acceptable in terms of SPD 6.
- As the extensions would be to the roof only and there would be no increase to the number of bedrooms at the property the existing parking arrangements within the site would be acceptable.

Taking the above in to account 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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 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 ZT22-196-00, ZT22-196-01, ZT22-196-02 and ZT22-196-03 received on 11/05/2022, revised drawing numbered ZT22-196-04 received on 13/06/2022 and revised drawing numbered ZT22-196-05 received on 16/06/2022 as modified by the emails from Thorp Design Services dated 13/06/2022 and 16/06/2022 .The development shall not be carried out except in accordance with the details 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.
- 4 Before the first occupation of the extension hereby permitted the windows installed to the east dormer shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 28/07/2022			