

69644 – 120 Railway Street, Summerseat, Ramsbottom.

This is a re-submission of 69252 below with the same description.

69252 – 120 Railway Street, Summerseat, Ramsbottom

Build up walls of existing single storey rear extension with replacement flat roof with glass lantern; Alterations to windows/doors and new window opening to side elevation and Dormer and new rooflight at rear

The dwellinghouse is not listed and is not considered to be a Non-Designated Heritage Asset (NDHA).

The application site is within Summerseat Conservation Area.

Section 72(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 202 of the National Planning Policy Framework (NPPF) states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

There is no Article 4 Direction in force in Summerseat Conservation Area removing householder permitted development rights. As such the addition in the side elevation at ground floor of a new window opening, new rainwater goods and an additional rooflight (subject to roof projection limitation) would be permitted development.

The alterations to the roof of the existing single storey rear elevation are considered acceptable. The addition of the lantern is considered to have minimal impact visually by virtue of its siting at ground floor level.

The re-submission 69644 does reduce the size and bulk of the proposed dormer submitted under 69252 by approximately 10%. The proposed dormer would still be higher than the existing ridge of the main roof of the dwellinghouse and would still cover approximately 60% of the roof slope area. The proposed reduction in the size of the proposed dormer would not remove the harm identified below to the character and appearance of the Summerseat Conservation Area.

It would still represent a severely over dominant feature on the dwellinghouse and in the roofscape along that part of Railway Street. It would represent an incongruous feature within that part of the conservation area. Most importantly, dormer roof extensions are not an architectural feature of the vernacular built form which characterises the conservation area and would be incongruous to the architectural grain of that part of the conservation area. Furthermore the applicant has not provided any visual impact assessment that the proposed dormer would not have visibility from public access areas and properties on Hall Street and from public footpath 96RAM.

As such the proposed dormer roof extension would lead to less than substantial harm to the significance of the conservation area and therefore would not preserve or enhance its character and appearance. As a private dwellinghouse there would no public benefit in the proposed dormer that would outweigh the harm that would be caused by it to the character and appearance of the conservation area. As such the proposed dormer cannot be supported in heritage conservation terms. The proposal would be contrary to Section 72(1) of The Planning (Listed Building and Conservation Areas) Act 1990, paragraph 202 of the NPPF and Bury UDP adopted policies EN2/1 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

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Conservation Officer

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