

From: Barry Winterbottom <bawinterbottom@aol.com>
Sent: 16 December 2021 06:39
To: Gunn-Russell, Steven
Subject: Re: 67653_26 St Peters Road, Bury, BL9 9RB
Attachments: 26 St Peters Road 01 a Existing plans and layouts01 a Dec 2021-Layout1.pdf; 26 St Peters Road Bury 02c Proposed Single storey rear extension 02c x Dec2021-Layout1.pdf; 26 St Peters Road Bury 03b Proposed Loft floor Single storey rear extension x 03b x Dec 2021-Layout1.pdf; 26 St Peters Road 20a Rear Dormer etc Existing Block plans and layouts 20a Dec 2021-Layout1.pdf; 26 St Peters Road 21a Rear Dormer etc Proposed Block plans and layouts 21a Dec 2021-Layout1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

STEVEN Hi
PLEASE SEE UPDATED DRAWINGS IN LINE WITH YOUR REQUEST for CHANGES AS BELOW,

We already have approval for the raised gable

Rear boundary changed as requested,

Dormer reduced as requested with a pitch roof.

the rear single storey is under 3.00m out from the rear of the house and is within permitted development,

Thanks Barry

Barry Winterbottom FRICS
DawnWinterbottom
PLANS DRAWN
WWW.PLANSDRAWN.ORG
Tel.07952934281
Or 07856609593

-----Original Message-----

From: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>
To: 'bawinterbottom' <bawinterbottom@aol.com>
Sent: Thu, 9 Dec 2021 21:50
Subject: 67653_26 St Peters Road, Bury, BL9 9RB

Hi Barry,

The next door dormer appears to be currently subject to some enforcement issue so I will be unable to take that into account at present.

In any case the proposed dormer is fronting a highway (Burns Avenue) and therefore current council policy on dormers is applicable to this proposal.

I refer to my previous email of 03/12/2021.

Kind regards,
Steven

From: bawinterbottom [<mailto:bawinterbottom@aol.com>]
Sent: 03 December 2021 18:58
To: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>
Subject: RE: 67653_26 St Peters Road, Bury, BL9 9RB

Hi Steven the dormer next door has just been finished and does not meet any of these requirements.
Any ideas.
thanks Barry

Sent from my Galaxy

----- Original message -----

From: "Gunn-Russell, Steven" <S.GunnRussell@bury.gov.uk>
Date: 03/12/2021 18:47 (GMT+00:00)
To: "Bawinterbottom@aol.com" <Bawinterbottom@aol.com>
Subject: 67653_26 St Peters Road, Bury, BL9 9RB

Dear Dawn Winterbottom,

Thank you for your application for a "Loft conversion with rear dormer" at the above property. I have now conducted a site visit and have the following comments to make.

1. Site boundaries on different plans provided do not match – some plans show a shallow garden while others have a deep garden.
2. Current council policy states that flat dormers should be avoided.
3. Current council policy states that dormers should be set in at least 0.5m from the side walls, set back 1m behind the main wall, and be 0.5m below the main roof ridge.
4. A roof plan is required (existing/ proposed).
5. Also I am unclear about what is happening at the rear of the property in terms of current construction work as this is not on our system. Please can you clarify what this work is for and any approvals.

Yours sincerely,
Steven

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