

**Proposed single storey side extension, loft
conversion with front and rear dormer.**

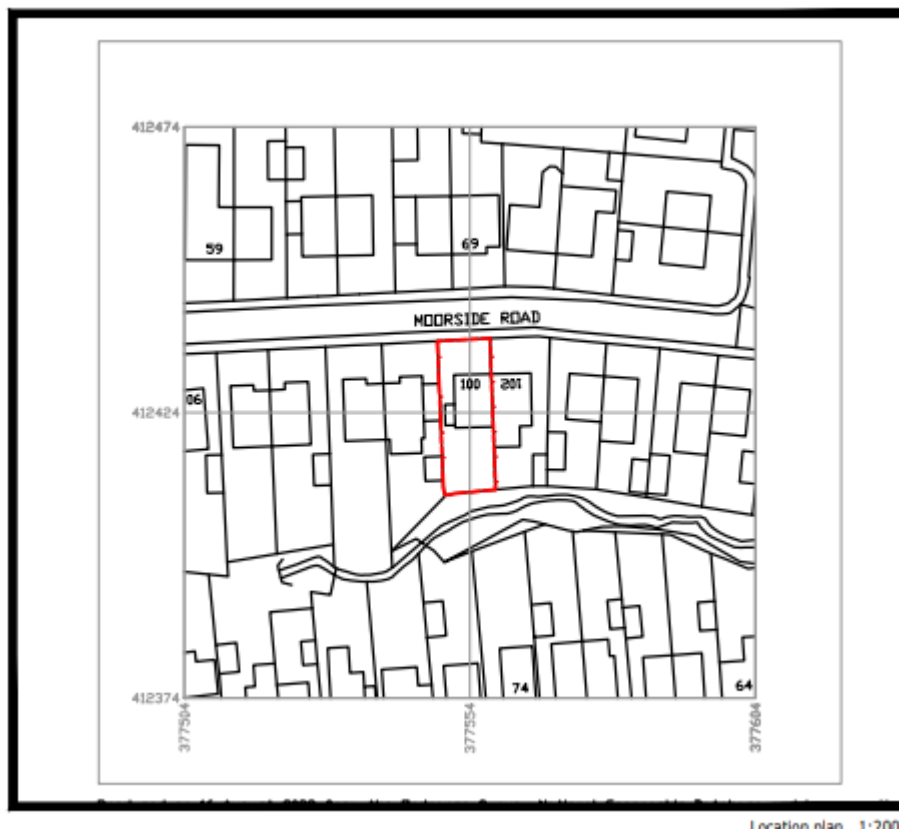
100 Moorside Road, Tottington Bury BL8 3HR

Planning Statement/ Covering Letter.

Application Site

The application site is a semi-detached residential property located on Moorside road (public adopted highway). The property has a mixture of brick and white render, flat roof dormer, dark brown pitched roof and white UPVC doors and windows. The street scene properties have front gardens, different designs, style, similar age and form all set back from the public road at similar distances, thus forming a uniformly laid out street scene.

Figure 1: Site Location Plan



The Application:

The application is seeking planning permission for a single storey side extension, loft conversion with front and rear dormer to 100 Moorside Road. The roof extension that fronts the highway is not subject to permitted development. The proposed side extension comes out 1.7 metres with breadth of 5.7 metres and eaves height of 2.550 metres to form a kitchen and a bathroom. This is to replace the existing conservatory. The existing loft space will be extended and converted into a bedroom. The extension will be constructed with appropriate matching materials to respond to the site context and the existing dwelling.

Fig 2: Elevation:

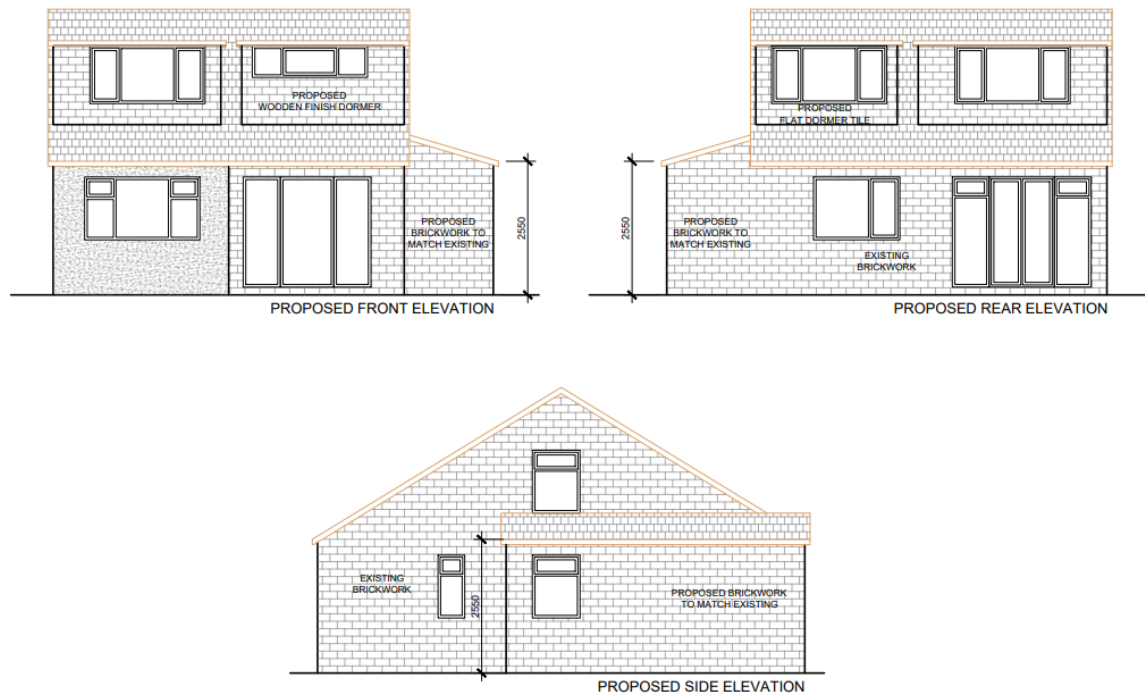


Fig 3: Site Photographs:



Planning History:

- None relevant

Planning Policies:

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)

National Planning Practice Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Bury Metropolitan Council comprises the following documents:

Adopted Bury Unitary Development Plan (UDP)

- H2/3 Extensions and Alterations
- EN1/1 - Visual Amenity

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Assessment:

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed extension and alteration are within the curtilage of the property, which is not listed, nor within a conservation area.

The extension uses appropriate matching materials which match those used on the existing dwelling. The use of matching materials ensures that the extension respects the design, scale, materials, character, appearance and proportions of the existing dwelling and preserves the character and appearance of the surrounding area and wider street scene. This is in accordance with supplementary planning policy 16, paragraph 7 and policy H2/1 of Bury UDP.

The proposed dormer follows a similar pattern to 102 Moorside Road and other properties on the street scene. Both front and rear dormers have flat roofs and no part of the extension will be higher than the highest part of the existing roof and does not project above the ridge line. The flat roof is considered appropriate as all properties on the street scene with dormers have flat roofs. Both front and rear dormers conform to supplementary planning policy 6, paragraph 6 as the dormers are set at least 0.5 metres from the side wall and 1 metre behind the main wall. The proposal does not increase the height of the roof nor would it cause overlooking.

The side extension is subordinate in size when compared with the original dwelling, overall, the extension as built is considered to conform to the SPD 6, SPD 16, policy H2/3 and the NPPF in terms of its size, shape, design, external appearance and adjacent to neighbouring properties. The side extension does not cover more than half of the width of the existing property, sufficient distance between the property and the boundary line, respects the existing building line and with a single pitched roof which is appropriate to the design and character of the area. The extension is broadly similar in size and scale to that within permitted development legislation, which is outside of the control of the Local Planning Authority. The changes are not considered to significantly harm the appearance of this property or the character of the area and in our view do accord with the above referenced planning policies.

UDP policy H2, paragraph 2.1 of SPD 6 and NPPF paragraph 130 reference that where residential development takes place, be it new development, conversions, or alterations to existing properties, it will be important to ensure that it is appropriate to the character and amenity of the surrounding area. It is especially important for new housing developments to be well integrated with the surrounding land uses and well related in their scale and location. The orientation of the site, the proposed alteration and extension are unlikely to result in any significant overbearing or harmful impacts upon the neighbouring property.

It is our view that the extension and alteration proposed are considered to have an acceptable impact on the built environment, neighbouring occupants, parking and highway safety.

There is no undue impact on the amenity of surrounding residential properties by reason of visual intrusion, overlooking or loss of privacy. The extension amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF.

The changes proposed to the property follow the design principles given in the Council's Supplementary Planning Documents or fall within development areas that are considered to be permitted development. The alterations therefore in our view accord with Bury UDP and national planning policies and are acceptable.

Conclusion:

Following a review of the relevant applicable policy and material considerations, it is of our professional view that the development complies with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,