

Proposed Single Storey Rear Extension

118 Peel Brow, Ramsbottom

PLANNING AND HERITAGE STATEMENT

Introduction

Planning permission was granted on 11 June 2021 (number 66825) for a single storey extension with tiled roof. It is now intended to construct the extension with a flat roof.

The property is within the extended Ramsbottom Conservation Area. A Conservation Area “Appraisal and Management Plan” was adopted in 2011. The National Planning Policy Framework advises that a heritage statement is required to assist a local planning authority in making a decision on any planning application.

Number 118 Peel Brow is a stone, mid terraced house with a rear yard accessed from a back street with allotments on the opposite side. Number 116 Peel Brow has a single storey, flat roofed extension. Number 120 has a single storey, pitched roof extension to its full width. The proposed extension to number 118 would project the same distance as the extension to number 120 but now with a flat roof to match that of number 116. It would be built to the full width of the house filling in the space between the extensions on either side.

Planning Policy

Bury’s Development Plan is still the old Bury Unitary Development Plan adopted in 1997. Policy EN2 requires development within a Conservation Area to enhance its special character or appearance.

There is various supplementary guidance including the “Appraisal and Management Plan” referred to above.

The revised National Planning Policy Framework was issued in February 2019. It encourages the granting of planning permission for sustainable development which should be in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 189 of the NPPF requires an applicant to describe the significance of any heritage asset affected. Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets consistent with their conservation (para 192). Where a development will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the benefits of the proposal.

The NPPF requires local planning authorities to approach decision taking in a positive way and to look for solutions rather than problems. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Use

The property is an existing dwelling.

Amount of Development

The proposed single storey extension is to the rear with a floor area of 15 square metres. .

Layout

The layout is shown on the submitted plans. The extension would enlarge the existing kitchen.

Scale

Many of the houses on Peel Brow have similar extensions. The extension would line up with the existing extension to number 120 but would be set lower, reducing its visual impact.

Landscaping

No landscaping is proposed.

Appearance

The appearance of the extension will be similar to that at number 116 but set further back and with a rendered rear wall. .

Access

The extension will be accessed by bifold doors.

Conclusion

A slightly smaller extension, projecting 3 metres from the rear of the house, would be “permitted development” not requiring a planning application. It is neater for the depth of the extension to tie in with the existing extension to number 120 and the roof to match that of number 116. The design and materials are appropriate for the small scale development proposed.

The character of the Conservation Area will be preserved and enhanced and there will be no harm to a heritage asset.