

Planning Statement for Mr Dullo

John Marsden
Plans2extendLtd
01/12/2023

Planning statement for
Mr Dulloo
61 Old Road
Astley Bridge
Bolton
BL1 6PU

Fig1



fig2



Fig3



fig4



fig5



fig6



fig7



fig8

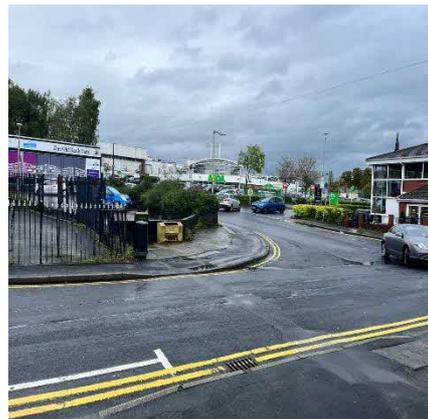


fig9



fig10

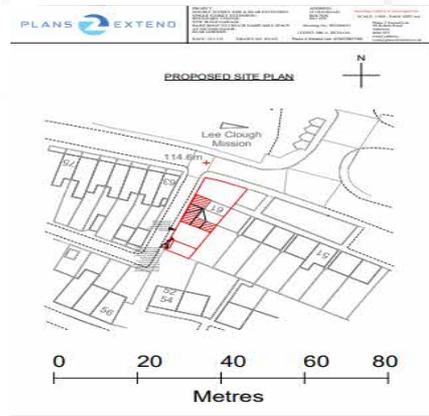


fig11



fig12

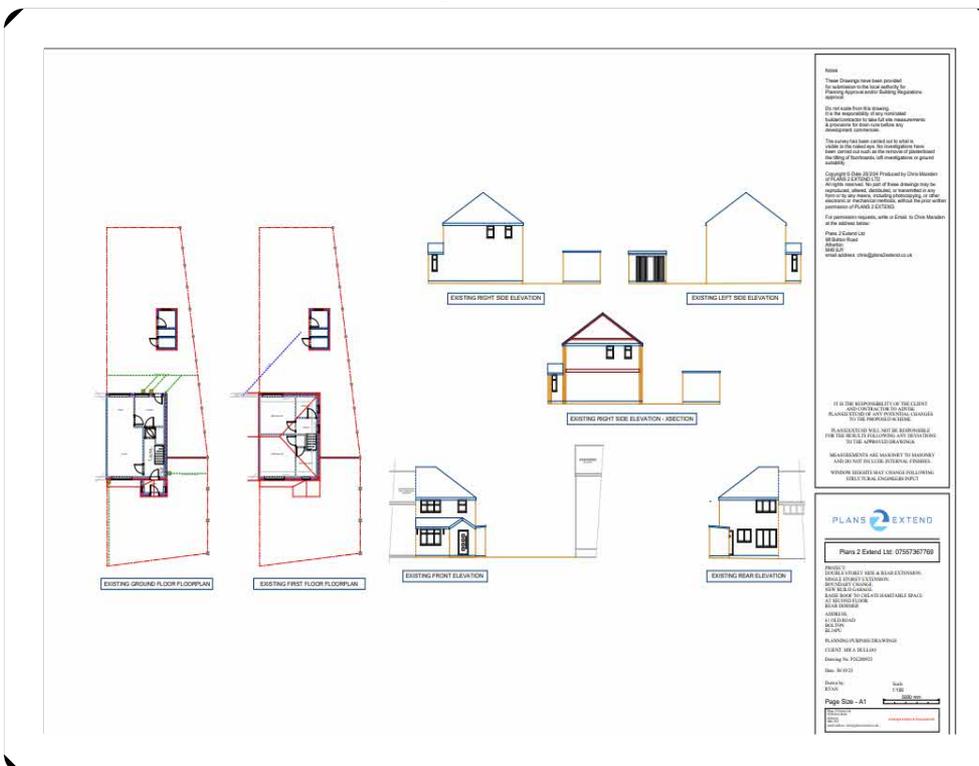


fig13

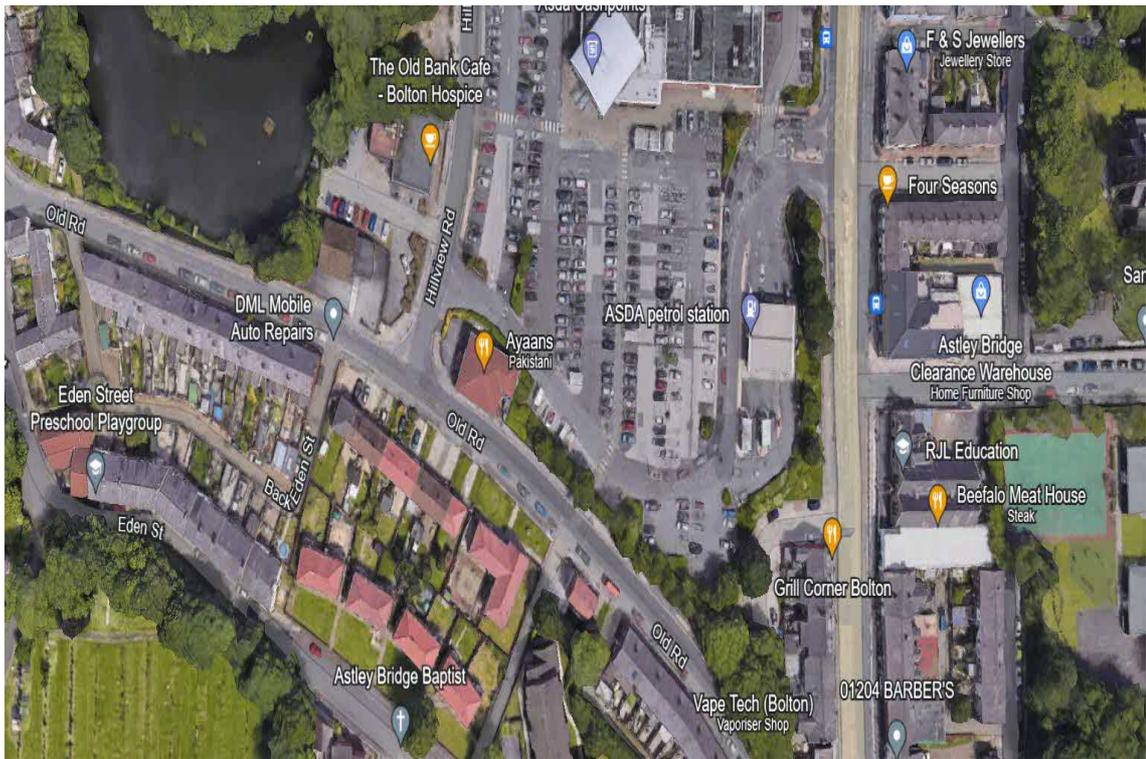
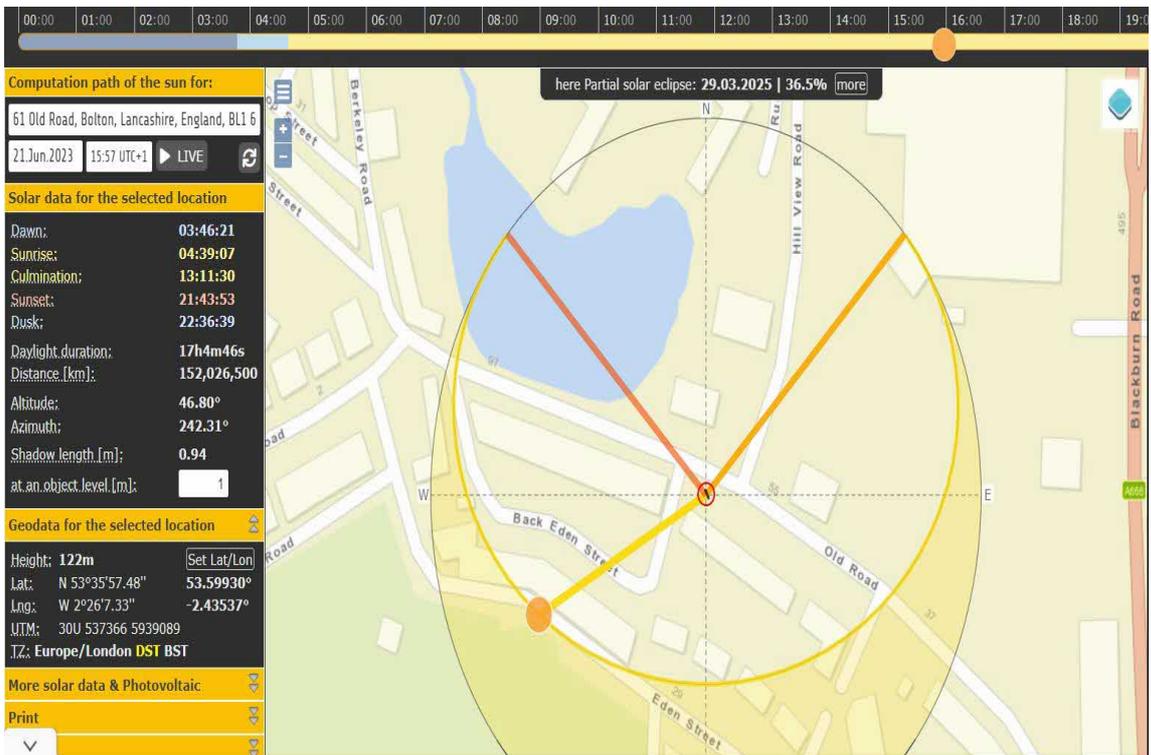


fig14



This planning statement has been prepared by plans2extendLtd in support of a planning application for Mr Dulloo 61 Old Road Astley Bridge Bolton BL1 6PU.

The planning statement is to consider and assess the main planning consideration in support of the planning application in the context of relevant National and Local Planning Policies.

Images Explained

- fig1) Easterly Street scene from application site.
- fig2) Rear elevation of application site
- fig3) View directly opposite application site.
- fig4) View of application site.
- fig5) View of rear garden.
- fig6) Easterly view of end gable adjacent to application site
- fig7) Easterly view of terraced properties and beyond on Old Road
- fig8) View from front of application site of retail park
- fig9) Existing site plan
- fig10) Proposed site plan
- fig11) Proposed elevation plan
- fig12) Existing site plan
- fig13) Aerial view of application site
- fig14) Computation of the sun

Development Proposal

Provide a double storey side and rear extension, and single storey rear extension. New build garage, raise roof to provide habitable space with second floor, provide a rear dormer. All within a new boundary change.

Ward:

The ward is Astley Bridge set within the constituency of Bolton Northwest

Site Characteristics/character of area

The application property is an end terraced dwelling which sits midway on Old Road. Access is from Blackburn Road. Old Road winds up to the top of Berkley Road, Thorn Road, and Eden Street. The increased elevation from Blackburn Road is significant it rises ten metres. This can be seen from the increase in the roof height in the linked terraced properties in particular numbers 41-61 Old

Road. The area is mainly terraced properties (circa 1900) which is fast becoming a hot spot for retail outlets.

Set to the front of the application site is an entrance to a large retail area. Asda a super store opened on the 18th of May 1970 it has an extensive car park, and petrol Station. The store is just one of many retail stores within this residential area.

Hillview Road is immediately opposite the application site, with Ayaans restaurant located to the right of the Hillview Road Entrance.

Eden Street is located immediately to the west of the application site, a large blank gable end property sits to the right of the entrance.

Approximately fifty meters to the south of the site is Astley Bridge Cemetery. This 8-acre site was opened in 1884,

The application site has a generous rear garden measuring 106 sq. metres, the side garden measures 20 sq. metres.

The application property is situated on a bus route with bus stops near the site, over twenty bus routes serve the area with excellent transport links to the major cities of the Northwest and beyond. It is within walking distance to Shops, and schools are close by, excellent leisure and outdoor facilities are available nearby.

Northern Rail open's routes from Bolton with a broad selection of destinations within the Northwest and beyond.

The Applicant

Mr A Dulloo is seeking permission from Bolton Planning Authority to extend his modest three-bedroom residential property to accommodate his extended family. He and his partner have three children his mother is also a resident, a child from a previous relationship also stays over.

The Property

The property is of a brick construction with new grey clay roof tiles The chimney has been removed which suggest that the internal heating arrangement has been upgraded, the property benefits from grey Upvc windows and doors. A porch is set to the front of the property with a small, tiled roof set over a bay window. The rear elevation has a small outhouse that was previously used as an external toilet.

Planning extension sizes

Roof

The existing roof is 350mm higher than number 59 Old Road. It is proposed to increase it by a modest 700mm.

Rear Double Storey

It is proposed that the rear double storey will project three metres and extend across the rear, the size of which is 4834mm.

Single Storey

It is proposed that the single storey will project three metres and extend 2998mm.

Dormer

It is proposed that the dormer will project 3299mm and extend 3087mm.

Double storey side extension

The side extension is an irregular shape, the width will extend to 2464mm at the rear elevation, to 3746mm at the front elevation, it will run the full length of the gable to 10213mm.

Site levels:

61 Old Road is on an easterly incline with noticeable incremental ridge sizes in the block of terraced properties numbered 41 to 61 Old Road.

Boundary treatment/neighbouring extensions:

The side and rear boundaries consist of a lawned area, concrete flags are set to the front and side elevation.

Planning History

There are two previous planning applications associated with this property referenced 86767/11 and 86425/11

POLICY CONSIDERATIONS

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications. It does not provide any detailed planning policy

in relation to residential care homes/institutions, but at paragraph 60 it sets out that the housing needs of diverse groups in the community should be addressed.

Policy National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2019 (NPPF) as amended 20th of July 2021 sets out national policy for determining planning applications.

This states that applications for planning permission must be determined in accordance with the development plan with a presumption in favour of sustainable development.

The NPPF states that the Government attaches significant importance to the design of the built environment, and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. The following section sets out the key development plan policy considerations and material considerations applicable to this application.

Achieving sustainable development

Section 8 states, that the planning system has three 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):

a) 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.

b) 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

c) 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.

Policy National Planning Policy Framework (NPPF)

Core Strategy Policies:

CG3 The Built Environment,

CG1.2 Urban Biodiversity

CG4 Compatible Uses,

Saved UDP Policies:

SPD House Extensions and PCPN2 Space Around Dwellings.

P5 Transport and accessibility

Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

The main impacts of the proposal are: -

- * Impact on the character and appearance of the dwelling and the surrounding area
- * Impact on the amenity of neighbouring residents
- * Impact on parking

Impact on the Character and Appearance of the Dwelling and the Surrounding Area

Policies CG3 and OA4 of the Core Strategy states that the Council will conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, and will require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment.

SPD House Extensions provides general advice on house extensions and offers guidance relating to the effect of extensions on the appearance of the dwelling itself and the effect of extensions on the street scene and the character and appearance of the area.

The applicant is proposing alterations to the roof including the raising of the ridge of the existing height. The raising of the ridge height together with rear dormers would create second floor space and would accommodate two bedrooms with an en-suite. The increase of the roof and dormers would be visible from the street when travel from an easterly direction on Old Road. In the applicant's opinion he has observed when travelling down Old Road that the location and size of number 63 Old Road partly obscures the proposed roof line and dormer. The wider surrounding area comprises of terraced type properties with a mixture of roof types, and ridge heights. Other consideration to the character and appearance of the street scene is the influence of number 63 Old Road. The prominence and position of the gable and the building line is such that the impact of the building overwhelms any other property on the street scene. When considered with the retail outlet directly opposite, it is the opinion of the applicant that these additions completely disrupt the flow, character and appearance of the area and street scene.

Adequate off-road parking provision will be available within the curtilage of the property to support the level of development. It is therefore considered that the proposed complies with Policy P5 of the Core Strategy.

Overshadowing

Fig 14 above shows the computation of the sun over the application site on the 21st of June 2023. Various sample sun computations were taken throughout 2023. No over shadowing occurred at any stage of the year for 2023. This test supports image(m) that there will be no impact upon any resident within the residential area.

When the proposal is viewed in the context of the applicant's home and in conjunction with the adjacent properties and the relationship within the street scene, it is considered that the raising of the ridge height and one rear dormers would not be significant in scale, it is considered that the designs, sizes and positions would not duly affect the character of the existing house nor would they have any unacceptable adverse impact on the overall character of the area or street scene where a proportional mix of residential and commercial properties harmonise and are in close proximity to each other.

It is considered that the design of the dormers and raised roof, scale, character, and proportions would be in keeping with the existing property. It is not

considered that the proposed development would appear as a prominent feature in the street scene, nor would it have an unacceptable impact on the character and appearance of the existing house and the surrounding area. It is in accordance with Core Strategy Policies CG3 and OA4 and guidance contained within the House Extension SPD.

Elevation

Old Road rises ten metres from the entrance Old Road from Blackburn Road to the junction of Thorns Road and Berkley Road. The elevation from sea level at junction of Blackburn Road and Old Road is 112 metres and 122 metres at junction of Thorn Road and Berkley Road.

Materials

The materials to be used for the proposed works, if still available would be the same type or a similar type in colour and texture of those on the existing roof and extension.

Impact on the Amenity of Neighbouring Residents Policy CG4 of the Core Strategy states:

that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety, and security.

SPD House Extensions provides general advice on house extensions and offers guidance relating to the impact of extensions on neighbouring properties, particularly in relation to natural light, privacy and overlooking.

PCPN2 Space Around Dwellings sets out the Council's minimum interface standards between dwellings. The proposed installation of a raised roof in the context of wider area would not result in overshadowing or be overbearing to neighbouring properties.

Interface Distances

The application site is located to the rear of number 50 Eden Street which is a more modern semi-detached property than the application site. An 1800mm fence line is set on the boundary and provides a degree of privacy to the residents of both properties.

The SPD states,

The Council applies interface distances for new housing development in its separate Practice Note (PCPN2). These distances relate to conventional housing layouts, where houses are likely to relate to each other in reasonably standard

fashion. In most cases, these interface distances remain a useful rule of thumb for dealing with the impact of house extensions.

However, it should be noted that proposals for extensions are not able to start from a “blank sheet,” but rather must take account of the existing development layout, which may well have changed over the years, and which may not have been designed in accordance with the guidance in PCPN2.

Furthermore, most houses have over time established additional features such as fencing, walling, or screening planting, to maintain privacy.

As such, the distances set out below should not be read as a minimum standard, but simply as advice on what would represent ideal layout design.

The Council will take them into account along with other factors such as any difference in levels that might exist between neighbouring properties, the presence of existing extensions to neighbouring properties, and the availability of other screening measures (which may include fencing, walling or planting, or using high level or obscure glazed windows where appropriate):

between facing walls on the neighbouring house and the extension (whether single or two storey) which both contain main room windows – 21 metres c

The rear of the applicant’s property faces onto the rear fence line of the neighbouring property number 50 Eden Road. The main room windows of the proposed development would not be directly facing into the habitable rooms of the neighbouring property opposite, which sit at an angle to the applicant’s property. The rear boundary between the applicant’s house and the neighbouring property is defined by a 1.8m high fence line which provides screening and would prevent direct overlooking into neighbouring property.

It is not considered that the proposed extension would result in unacceptable loss of privacy or would have an unacceptable impact on the neighbouring properties in accordance with Core Strategy Policy CG4, PCPN3 and guidance contained within the House Extension SPD.

Furthermore, the side elevation of the proposed development site faces the large gable of number 63 Old Road, no windows are proposed in the extension to the side elevation, and no windows are set within the gable of number 63.

It is considered that the proposal would not have an unacceptable impact on the neighbouring properties in accordance with Core Strategy.

Policy S1.2 states that the Council will promote road safety in the design of new development. SPD House Extensions provides general advice on house extensions and offers guidance relating to the impact of extensions on highway

safety. The proposed development would not affect existing parking arrangements.

If planning permission granted, the property would benefit from five separate bedrooms.

Conclusion

The proposed development, if conditioned, is acceptable in terms of sitting, size, and external appearance, and would not affect the outlook and living conditions of the residents of neighbouring properties complying with Core Strategy policies and guidance contained within the House Extension SPD.



1/12/23