

Planning Applications Report

**Planning Committee
18th August 2022**

**Bolton
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Date of Meeting: 18 August 2022

Application Reference: 13420/22

Type Of Application	Full Planning Permission
Registration Date	8 April 2022
Decision Due Date	21 August 2022
Responsible Officer	Marc Zablotny

Location	31 SHORESWOOD BOLTON BL1 7DD
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Proposal	APPLICATION TO RENDER EXTERNAL WALLS OF PROPERTY
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Ward	Astley Bridge
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Applicant: Mr L Holland

Agent: No Agent for application

OFFICERS REPORT

Recommendation: Refused

Executive Summary

- * The application is before Committee at the request of Councillor Fairclough, following unsuccessful negotiation with the applicant.
- * A householder application has been submitted for the rendering of all elevations at No. 31 Shoreswood.
- * Refusal is recommended as it is considered that the proposal would highly contrast with the existing built character of the locality.

Proposal

1. It is proposed to fully render all elevations of the property with the brand "K Rend", coloured white.

Site Characteristics

2. The application dwelling is a semi-detached (linked by a converted garage) property. Its façade currently comprises red brick masonry throughout its entirety. Its front garden is open, while its rear garden is bounded by close boarded fencing.
3. Red/brown masonry is the dominant building material in the locality, with the vast majority of dwellings being composed exclusively of it. Rendering is only present in very small quantities across a handful of dwellings, limited to single corners (No. 44), portions of front elevations (No. 54 and Nos. 18-26 as part of a section of 'Mock Tudor' detailing) or the upper elevation (Nos. 54 and 60). Whole rendering is absent in the locality.

Policy

4. Development Plan

Bolton Core Strategy Policies: CG3 The Built Environment and OA5 North Bolton

5. Other material considerations

Supplementary Planning Document (SPD) for House Extensions

The National Planning Policy Framework (NPPF)

Analysis

6. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. 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.
7. The main impact of the proposal is:
 - * Impact on the character and appearance of the locality

Impact on the Character and Appearance of the Locality

8. Due to its location, Shoreswood has an isolated and self-contained streetscape. Red/brown masonry is by far the dominant building material, with the vast majority of dwellings being composed exclusively of it. Rendering is only present in very small quantities across a handful of dwellings, limited to single corners (No. 44), portions of front elevations (No. 54 and Nos. 18-26 as part of a section of 'Mock Tudor' detailing) or the upper elevation (Nos. 54 and 60). Whole rendering is absent in the locality.
9. Core Strategy Policy CG3.2 states development is to conserve and enhance local distinctiveness, having regard to the overall built character of the area. Policy CG3.3 goes on to require development be compatible with the surrounding area in terms of local materials, grain and architecture. Policy OA5.8 echoes this, seeking development to conserve and enhance the character of the existing physical environment. The Supplementary Planning Document for House Extensions is also generally applied to proposals for façade changes. Paragraph 3.3 advises that development should be sensitive to materials in terms of colour, coursing, texture and pointing.
10. In light of these policy requirements, it is considered that the proposal to fully render the subject dwelling would not "conserve and enhance local distinctiveness" or "have regard to the overall built character of the area", nor will it "be sensitive to existing materials". Due to the local prominence of brick, a fully rendered property would be considered at odds with the existing character of the street scene.
11. A proposal for partial rendering, limited to sections of the front elevation or upper floor (as observed in the streetscape) would better accord the abovementioned policies. This option was presented to the applicant but declined.
12. Policy CG3.6 seeks to encourage the incorporation of design measures into new developments that allow adaptation and resilience to the impacts of climate change. In correspondence, the applicant cited the reason for rendering was to facilitate a more energy efficient home, though no further supporting information was provided.

Conclusion

13. The proposal is not considered to meet Core Strategy Policies CG3 and OA5, as well the guidance within SPD House Extensions, as it is considered that the proposed full rendering of the dwelling would not be compatible with the existing materials of the surrounding area and would result in the dwelling appearing incongruous within the street scene.
14. Members are therefore recommended to refuse the application.

Representation and Consultation Annex

Representations

Letters:- A general comment was received but its content comprises grievances related to the construction of a single storey side and rear extension approved by Building Control in February 2022 (AI/22/70071/BB). No comments in the letter contain any material planning considerations nor relate to the current proposal for rendering.

Elected Members:- Cllr. Fairclough has requested that the application be determined by Planning Committee.

Consultations

Due to the nature of the proposal, there are no consultees.

Planning History

None.

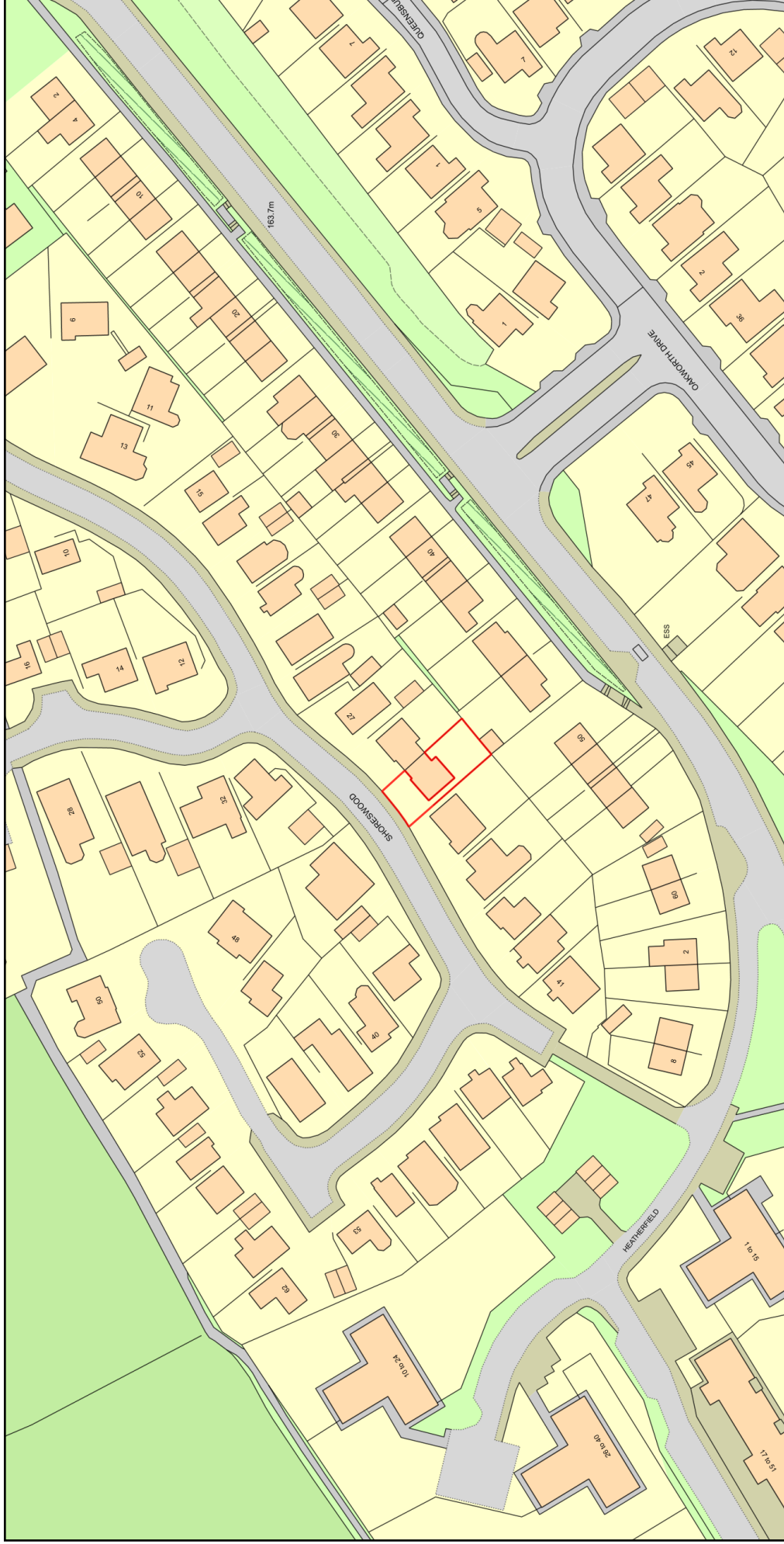
Recommendation: Refused

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 The proposed development, by virtue of proposed extensive use of render, would be detrimental to the character and appearance of the area and is contrary to Policies CG3 and OA5 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".

31 Shoreswood Site Plan



Plan Produced for: Lewis Holland

Date Produced: 24 Mar 2022

Plan Reference Number: TORQM22083085445852

Scale: 1:1250 @ A4

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All external brickwork to be rendered using K Rend branded rendering





BIFOLD
WINDOW/DOORS
TO GO HERE

WINDOW

all exterior brick work to be rendered with K Rend