

PLANNING COMMITTEE
Schedule of Supplementary Information

23rd February 2023

**Members are advised of the enclosed information that was either
received or requested after the production of the planning applications report**

**Bolton
Council**

13127/22

| | |
|------|--|
| Ward | Location |
| HULT | MASJID-E-NOOR, 327-329 ST HELENS ROAD, BOLTON, BL3 3QD |

Officer response to further information submitted by Agent;

1) Visibility of Dormer;

Photographs have been provided showing the front, side and rear elevations of the property in order to convey that the proposed dormer to the rear would not be readily viewed.

However, as stated within the Officer's Report, although the rear elevation is less prominent, the dormer would still be in view from the rear elevation and yard areas of the neighbouring properties along Georgina Street, and also be viewed from parts of Aldred Street when close to the site. As such, the dormer extension would be inappropriate in its context and, by virtue of its scale, massing and position when viewed from public vantage points would have a detrimental impact on the character and appearance of the street scene and occupy a disproportionate amount of roof space.

2) Example Dormers on Other Mosques;

Two images are provided of dormer extensions to mosques, one at 56-58 Gibraltar Street, and the other at 2 – 4 Morley Street. Both of these buildings consist of large flat roofed dormer extensions.

Firstly, it should be noted that both of these buildings are located approximately 1.3 miles from the site in the Rumworth Ward which has a different character and make up. Secondly, the assessment made by the Council is not based on other approvals to mosques in the past, but as dictated by local and national planning policy and guidance which is to have consideration to the character and appearance of the surrounding area.

With the above in mind, the terrace block this sits in and most of the neighbouring terraces remain free from dormers apart from a few small dormers on front roof slopes. The proposed insertion of a large flat roofed dormer would take up a large area of roof space and extend beyond the existing rear roof slope of the neighbouring property and would appear incongruous, prominent and visually intrusive.

327 ST HELENS ROAD

DORMER VISIBILITY

Angle 1 (Main Road) – dormer would not be visible



Angle 2 (Side Road) – dormer would not be visible



Angle 3 (Side/Rear Road) – dormer would not be visible

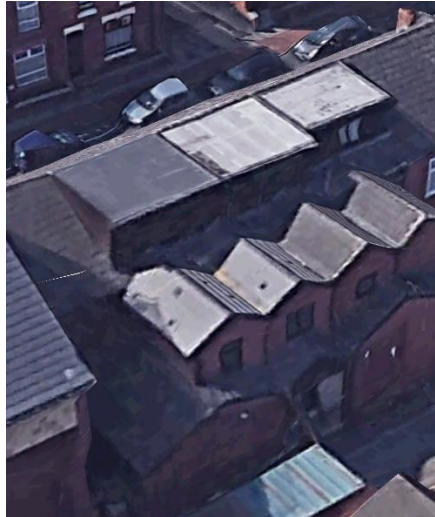


Angle 4 (Rear Alley) – dormer would be visible



SIMILAR EXAMPLES APPROVED

The following dormer extensions to madrassahs were approved within the current Bolton Planning Guidance:



56-58 Gibraltar St (2016)



2-4 Morley St (2013)

14572/22

| Ward | Location |
|------|-------------------------------------|
| HULT | 509 ST HELENS ROAD, BOLTON, BL3 3SE |

The applicant has requested that Committee Members consider an amended proposal at the meeting. The amended plans are attached to this report.

The applicant has amended the eastern rear/side extension by reducing the ridge height of the rear part of the extension by approximately 1.2 metres (from 5.1 metres to 3.9 metres) and the eaves height by approximately 0.8 metres (from 3.3 metres to 2.5 metres).

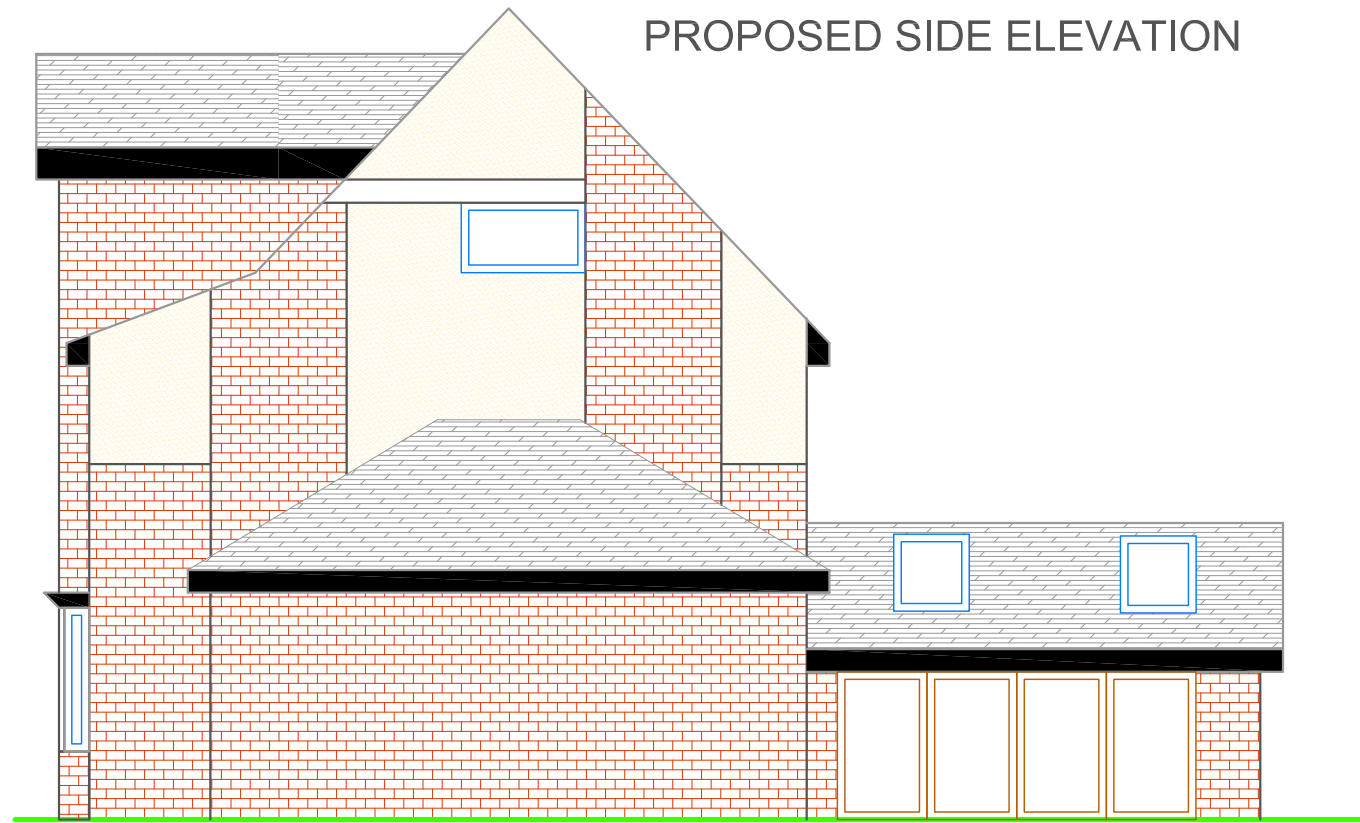
The length/projection of the rear extension has not been amended. It continues to project 6 metres from the rear of the dwelling.

The applicant contends that the extension would not be visible to the neighbour at no. 507 over a 2 metre high fence.

Officers consider that the amended extension would still be detrimental to the outlook and living conditions of the neighbouring residents at 507 St Helens Road. The projection at 6 metres, in close proximity to the party boundary, would still infringe upon a 45 degree line taken from the centre of the patio doors to no. 507's dining room, with the extension having an eaves level 0.5 metres above the fence and a ridge height 1.9 metres above the fence. Natural light would still be lost from this main room window, particularly as the extension is sited to the south of the patio doors.

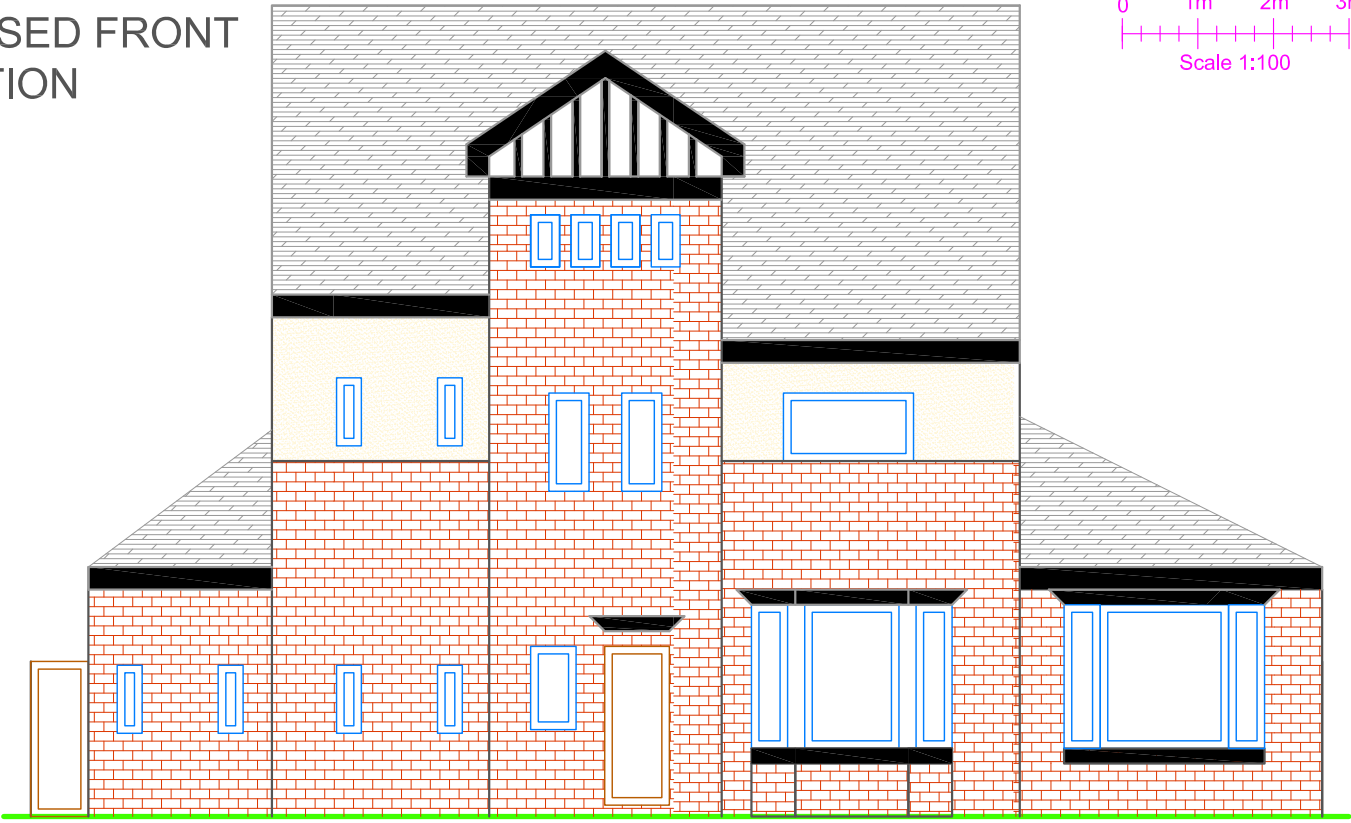
The 45 degree line shown on the applicant amended plan is from the centre of the kitchen window, not the dining room window that is closer to the proposed extension.

Members are therefore still recommended to refuse the application for the reason cited within the Officer's Report.

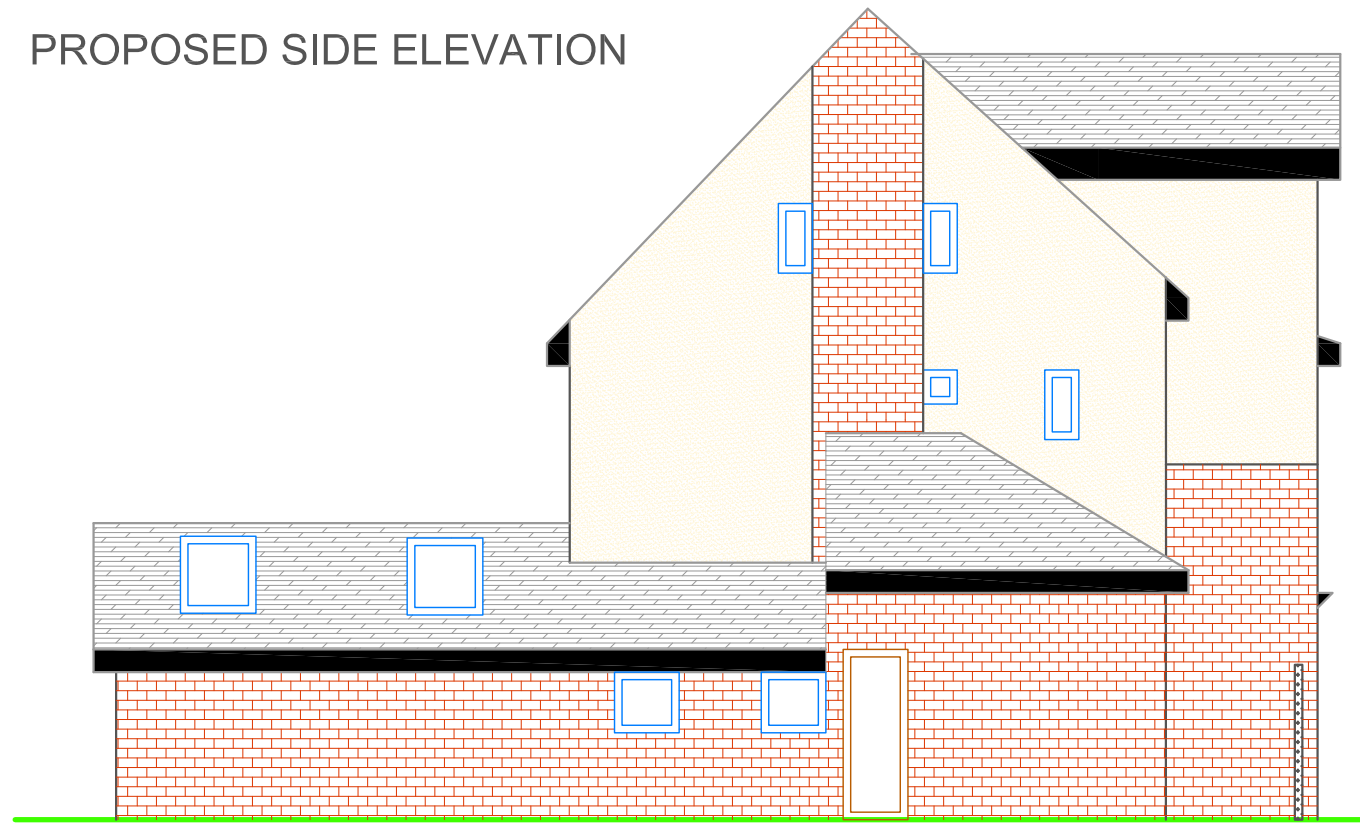


PROPOSED SIDE ELEVATION

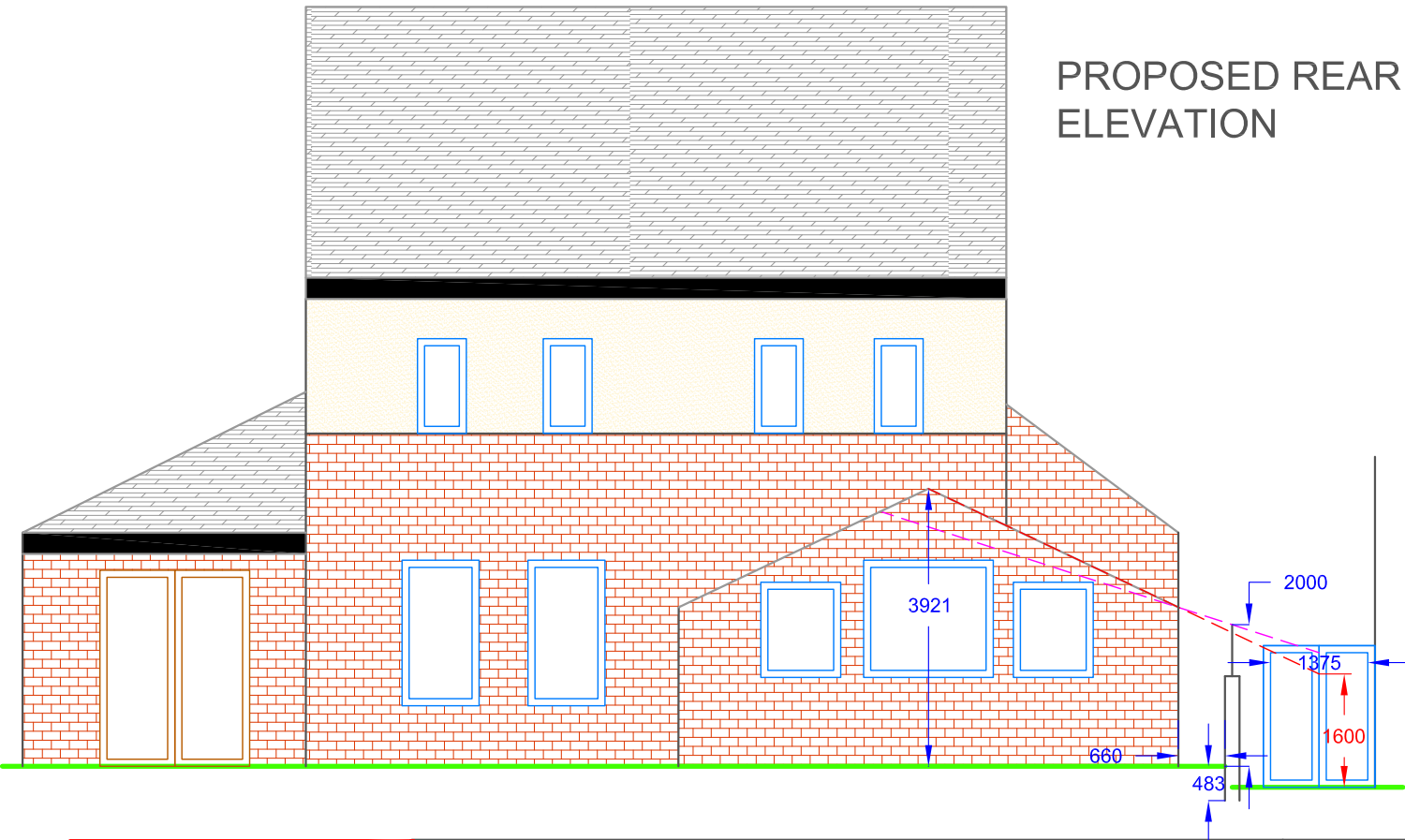
PROPOSED FRONT ELEVATION



0 1m 2m 3m
Scale 1:100



PROPOSED SIDE ELEVATION

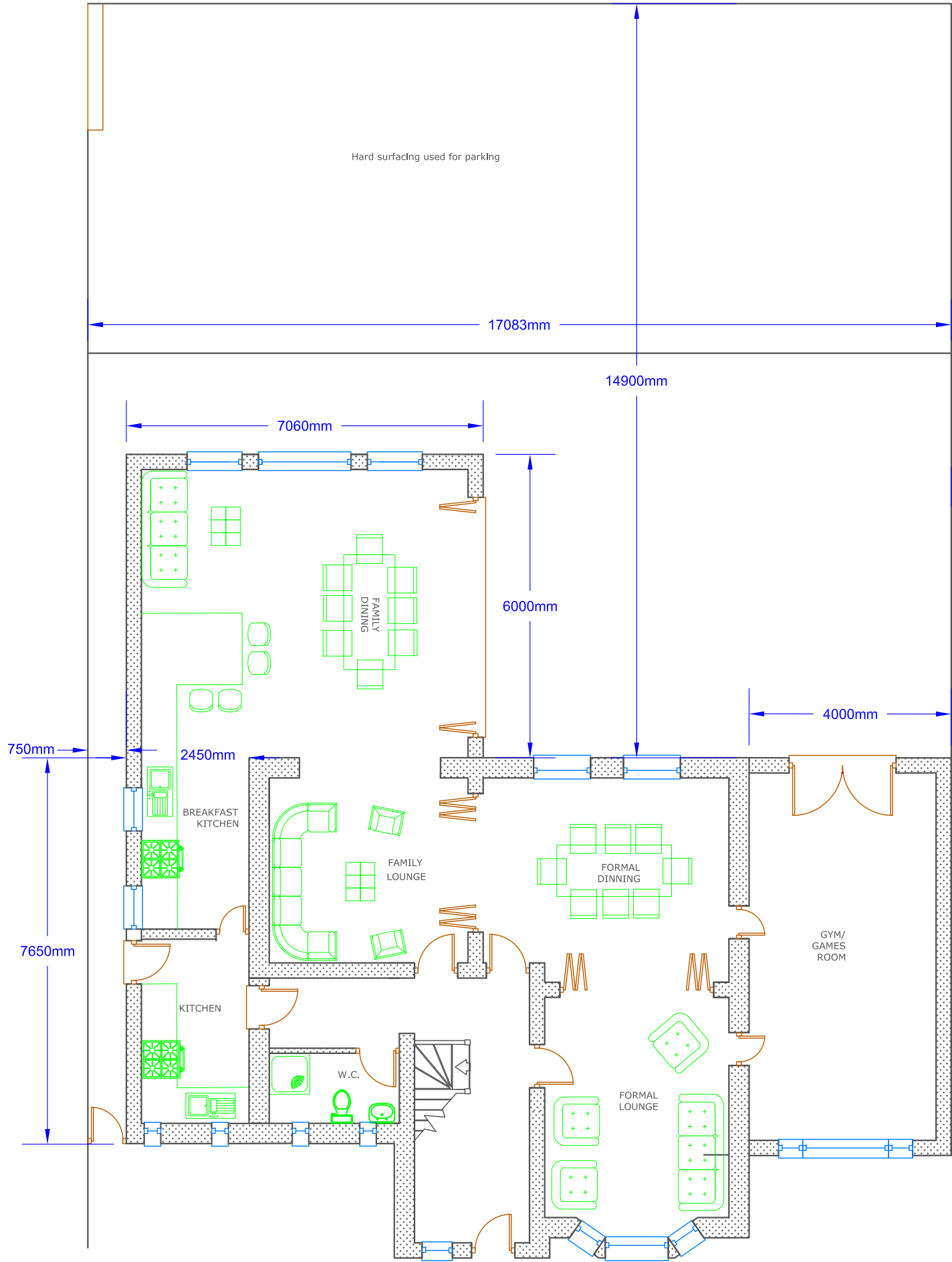
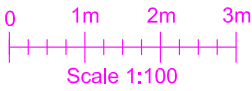


PROPOSED REAR ELEVATION

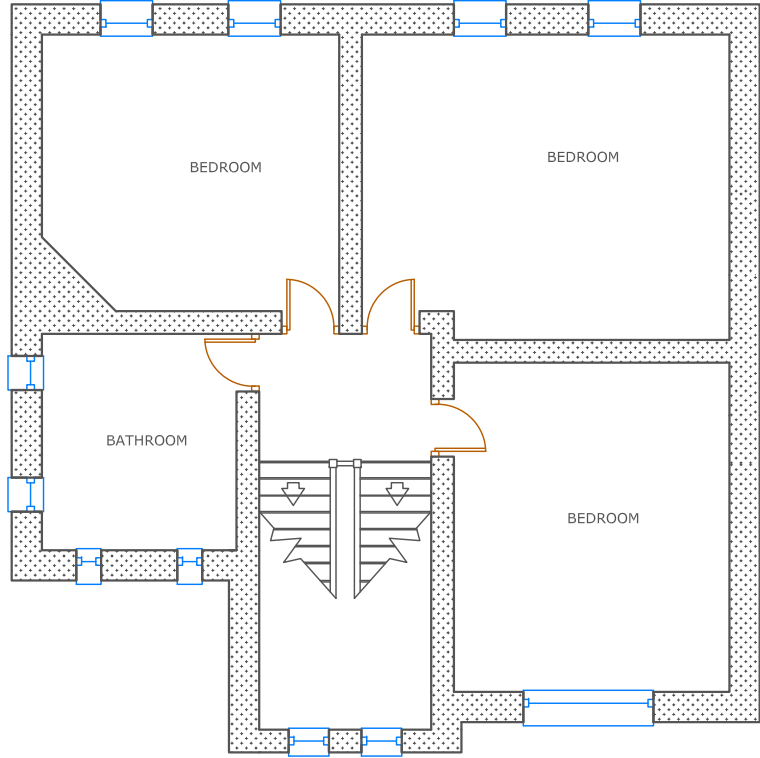
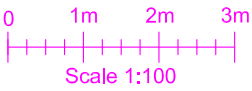
Notes:

| | | | | |
|---|-----------------------------|--|--------------------------------|-------------|
| <div><div>PLANNING, HIGHWAYS AND</div><div>azh</div><div>consultancy</div><div>CONSTRUCTION SERVICES</div></div> <div>www.azhconsultancy.co.uk</div> <div>Yunus Ilkay 07552 715009</div> | Client: Mr Yusuf Davda | Project: 509 St Helens Road, Bolton | | Page 4 of 6 |
| | | Drawing Title: PROPOSED ELEVATIONS | | |
| <div>- Drawing and all contents subject to copyright laws. - Drawing to be reviewed as a part of the complete set. - All building work subject to Planning Conditions and Building Regulations Approvals. - Existing and proposed dimensions and specifications are shown for Planning and Building Regulations approval only. Contractor to check for any errors in the plans prior to appointment and commencement of works and clarify the position with client.</div> | Date: 01/02/2023 | Project No: P180201D | Drawing No: Rev: 04/PL/ D14 | |
| | Scales shown: at A3 plot | Drawing Status: PLANNING | | |

PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



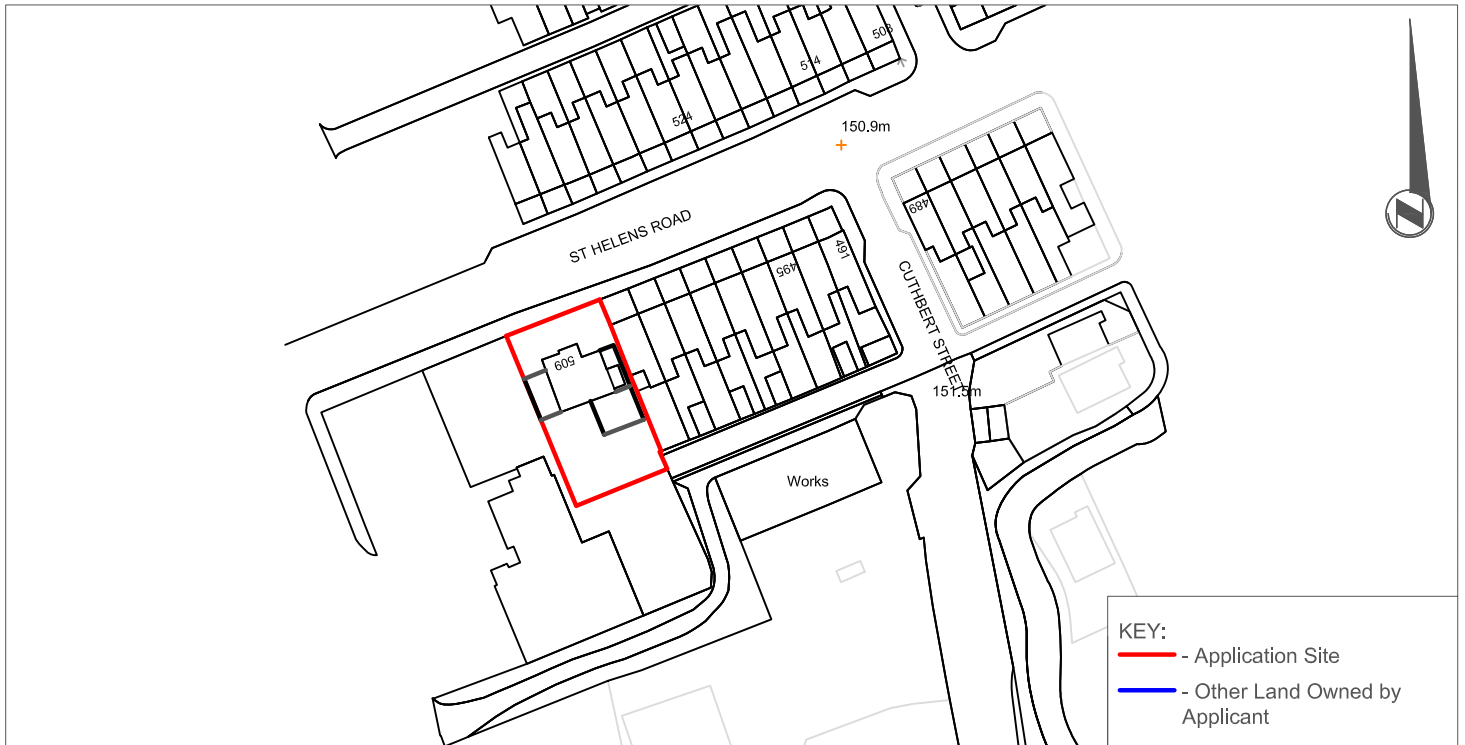
| | | | | | |
|--|--|--|--|-----------------------------|--------------------------------|
| <div><div>www.azhconsultancy.co.uk</div><div>PLANNING, HIGHWAYS AND</div><div>azh</div><div>consultancy</div><div>CONSTRUCTION SERVICES</div><div>Yunus Jilva 07552 715009</div></div> | Client: Mr Yusuf Davda | | Project: 509 St Helens Road, Bolton | | |
| | | | Drawing Title: PROPOSED FLOOR LAYOUT(S) | | |
| | <div><div>- Drawing and all contents subject to copyright laws.</div><div>- Drawing to be reviewed as a part of the complete set.</div><div>- All building work subject to Planning Conditions and Building Regulations Approvals.</div><div>- Existing and proposed dimensions and specifications are shown for Planning and Building Regulations approval only. Contractor to check for any errors in the plans prior to appointment and commencement of works and clarify the position with client.</div></div> | | Date: 01/02/2023 | Project No: P180201D | Drawing No: Rev: 05/PL/ D17 |
| | | | Scales shown: at A3 plot | Drawing Status: PLANNING | |

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SITE LOCATION PLAN

© Crown copyright and database rights
(2017) Ordnance Survey 0100031673

0 12.5m 25.0m 37.5m
Scale 1:1250



SITE LAYOUT PLAN (EXISTING)

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(2017) Ordnance Survey 0100031673



PLANNING, HIGHWAYS AND
azh
consultancy
CONSTRUCTION SERVICES

Yunus Jilva 07552 715009

www.azhconsultancy.co.uk

Client:
Mr Yusuf Davda

Project:
509 St Helens Road, Bolton

Drawing Title:
**SITE LOCATION AND
LAYOUT PLANS**

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Date:
01/02/2023

Scales shown:
at A4 plot

Project No: P180201D
Drawing No: 01/PL/ D8

Drawing Status:
PLANNING

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