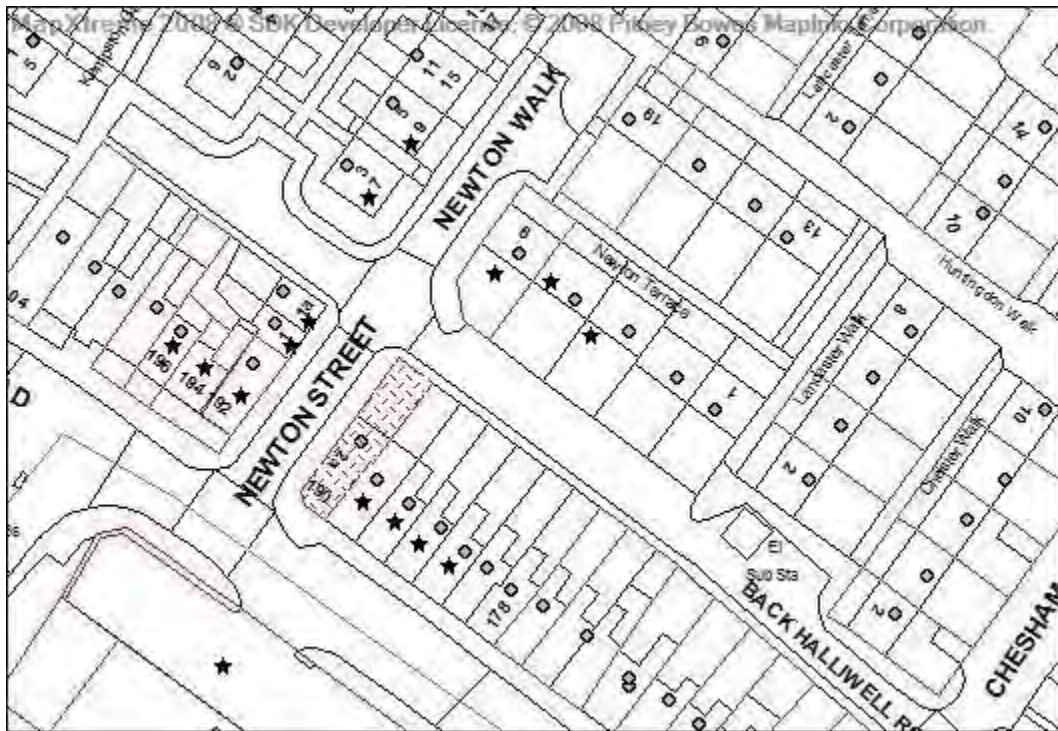


# Application number 93497/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93497/15**

**Type of Application: Full Planning Application**

**Registration Date: 25/02/2015**

**Decision Due By: 21/04/2015**

**Responsible Officer: Martin Mansell**

**Location: 190 HALLIWELL ROAD, BOLTON, BL1 3QN**

**Proposal:** CONTINUED USE AS CLASS A3 CAFÉ/RESTAURANT WITH ANCILLARY TAKEAWAY AND DELIVERIES. ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH FIRST FLOOR EXTENSION OVER EXISTING KITCHEN

**Ward: Crompton**

**Applicant: Mr Fatakia**

**Agent : Mr Sufi**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

Consent is sought for the continued use of these premises as a Class A3 cafe. It is understood that the use commenced in late 2014 and has been unauthorised since that time. The activity involves the provision of desserts, ice cream and soft drinks for consumption on the premises.

Hours of opening are proposed on the application form as between 12 midday and 11pm Sunday to Thursday and between 12 midday to 12 midnight Friday and Saturday - however it is noted that a sign on the door states that opening hours are from 4pm till "late" Monday to Saturday and from 3pm till "late" on Sundays.

It is anticipated that the business will employ 6 full-time and 4 part-time people. The supporting statement refers to the cafe providing seating for 12 to 14 people.

The upper floor would be used as a 3-bedroomed flat by the operator - access to this is via an existing internal staircase. Rear extensions are also proposed - the existing kitchen extension would be extended to provide more room for the cafe and a 4 metre extension would be constructed at first floor level to provide the third bedroom for the flat. No other external alterations are proposed, including no roller shutters.

### **Site Characteristics**

The site is an end of terrace property, now in use as an unauthorised cafe. The premises has an unusual and somewhat unclear planning history - for a period of approximately 15 years during the 1970s and 80s, this was "Pedro's", not strictly speaking a Class A4 drinking establishment in terms of the Town and Country Planning Use Classes Order, though an element of this did take place. There is no official planning record of this (though there is anecdotal evidence) and it seems that the

use was abandoned in the mid 1980s and the property reverted to being the owner's home.

The row is predominantly terraced housing, though it does contain a hot food takeaway and a shop. The property immediately adjacent, No. 188 Halliwell Road, is in residential use. The most active uses nearby would be the Noor Ul Islam mosque further down Halliwell Road together with Farmfoods, a large frozen food retailer which operates until 9pm weeknights and 7pm Saturdays. To the rear, the uses are entirely residential.

### **Policy**

National Planning Policy Framework - Building a strong and competitive economy, ensuring the vitality of town centres, delivering a wide choice of high quality homes, requiring good design, promoting healthy communities

Core Strategy Objectives - SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO9 Crime and Road Safety, SO15 Sustainably Located Housing, SO16 Community Cohesion and Access

Core Strategy Policies:- P5 Transport, S1 Crime and Road Safety, CG3 Design and the Built Environment, CG4 Compatible Uses, SC1 Housing Targets, SC2 Cultural and Community Facilities and RA1 Inner Bolton.

### **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on the character and appearance of the area
- \* impact on living conditions
- \* impact on the road network
- \* impact on economic development

### **Impact on the Character and Appearance of the Area**

Section 39 of the Planning and Compulsory Purchase Act 2004 places a general duty on Local Planning Authorities that in the exercise of their powers they have regard to the desirability of achieving good design.

The National Planning Policy Framework recognises the role of the planning system in creating a high quality built environment and notes that well-designed buildings and places can improve the lives of people and communities. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. The Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. One of these

principles is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy SO11 of Bolton's Core Strategy is a strategic policy and seeks to conserve and enhance the best of Bolton's built heritage and landscapes, and improve the quality of open spaces and the design of new buildings. Core Strategy Policy CG3 seeks to ensure that development proposals display innovative, sustainable design that contributes to good urban design, respects and enhances local distinctiveness, and has regard to the overall built character and landscape quality of the area. Proposals should also be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment including hard and soft landscaping and boundary treatment. Historical associations should be retained where possible.

Policy RA1 of the Core Strategy relates specifically to Inner Bolton and states, amongst other things, that the Council will ensure that development has particular regard to massing and materials used due to the predominance of red brick, slate-roofed, two-storied terraced housing, respect and strengthen the traditional grid-iron pattern and the street-scaping of existing housing and mills where it is compatible with good urban design and make efficient use of land in inner Bolton due to existing higher levels of development density, requiring development to provide adequate privacy and amenity space and conform to the overall spatial approach.

Halliwell Road is a typical radial route and despite housing being predominant in this particularly row, it is considered that the area can accommodate an end of terrace commercial use in principle without harm to its character and appearance. The two extensions are similarly considered to be acceptable in terms of impact on character and appearance - it is not unusual for end of terrace properties to be larger than their neighbours.

At the time of the Officers site visit, two large bins were stored on the highway to the rear and this was significantly unsightly. It is also noted that the issue of bins has been raised by objectors. The application proposal, if approved, would still leave an area of approximately 20 square metres within the rear yard, sufficient for bin storage. A condition will be imposed requiring an area of the yard to be allocated for bin storage.

The impact on character and appearance is considered to be acceptable.

#### Impact on Living Conditions

The National Planning Policy Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. Two of these principles are that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and reduce pollution.

Policy CG4 of Bolton's Core Strategy seeks to ensure that new development is compatible with surrounding land uses; protects amenity, privacy, safety and security; does not cause unacceptable nuisance or pollution; and takes potential historic ground contamination into account.

In terms of the physical impact of the two proposed extensions, the only property potentially affected would be No. 188 Halliwell Road, directly adjacent. However, the only affected window would be a small rear bedroom window - the ground floor of No. 188 benefits from its own rear single storey extensions which would limit the impact on any extension next door. It is also noted that 4 metre first floor extensions at residential properties are generally considered to acceptable in

terms of the Council's policy on house extensions (though this is not a house) and the first floor extension would be sited to the north, limiting any overshadowing.

Planning Control Policy Note No.9 was updated in September 2013, contains policy guidance on the location of Class A3 uses and states at paragraph 10 that such uses "will not be acceptable where there is a residential property adjacent to the site concerned". The proposal is therefore contrary to this policy as No. 188 directly adjacent is in residential use. However in May 2013, the Government introduced a permitted development right for the use of retail shops for Class A3 purposes. The use is limited to two years and constrained to a maximum of 150 square metres. Planning permission to use the site as a retail shop was granted in 2011.

Halliwell Road had a long history of "corner pubs" - the Halliwell Mile once contained up to 12 pubs, though many have closed recently, particularly towards this lower part of Halliwell Road. Planning proposals should generally be considered against the existing situation in the area of an application; however, in this instance, the proposal is for an essentially social use at the end of row of terraces in area where such social uses were fairly common at one time, and it is considered that this history can be given some limited weight. Furthermore, the unusual planning history involving "Pedro's" informal drinking establishment should also be given some weight.

Despite being contrary to policy, a combination of the radial route character, the existence of the permitted development right, the history of the social uses on Halliwell Road and the unusual site history are considered to render the use acceptable in principle.

Officers have carefully considered the proposed opening hours of until 11pm on weeknights and until midnight at weekends. Halliwell Road is fronted by a mix of residential and commercial uses, though in this particular section it is considered that residential uses dominate. The major nearby non-residential use, Farmfoods, closes at 9pm on weeknights and 7pm on Saturdays, after which is it likely that commercial activity in this area significantly reduces - there are no longer any public houses on this part of Halliwell Road, though there are one or two takeaways. That said, at a maximum of 14 customers, the use seems unlikely to cause a significant impact in the vicinity of the site - though the impact on the property directly adjacent needs to be considered. Officers note the reference made to internal noise between the application site and the adjacent dwelling but consider that this could be addressed via improved insulation between these properties.

Whilst the Council's policy seeks to resist Class A3 uses directly next to residential properties, this relationship has been found to be acceptable in this instance, for the reasons given above. However, the policy note goes on to set maximum opening times for Class A3 uses within 50 metres of residential properties. These happen to be the same as those proposed by the Applicant, and therefore Officers recommend that the opening time be limited to those proposed - 11pm on weeknights and midnight at weekends.

Reference has been made by Highway Engineers that the change of use would be likely to increase the competition for the limited amount of on-street parking provision available on Halliwell Road and the fact that it would be a Class A3 has the potential to exacerbate this situation leading to additional parking on side streets to the detriment of residential amenity. This issue has also been raised by objectors. However, the fact remains that this is a main road and residents must acknowledge that on-road parking is always on a first come first served basis. It may be that residents are sometimes unable to park near their properties when demand is high, but it is not accepted that this causes sufficient harm to living conditions to justify a refusal.

The application states that the owner intends to live above the premises. In general, it is considered that the Council should not be encouraging residential accommodation above uses operating into the

late evening; however, if the accommodation is for the owner then they will be able to exercise control over the activities below. A condition is recommended to this effect.

Subject to conditions requiring improved insulation and limiting the number of covers and hours of opening to those proposed, the proposal is considered to comply with Policy CG4 of Bolton's Core Strategy

#### Impact on the Road Network

Policy SO9 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, improve road safety. Policy P5 seeks to ensure that new development takes into account accessibility, pedestrian prioritisation, public transport, servicing, parking and the transport needs of people with disabilities. Policy S1 seeks to promote road safety.

The proposed use is not considered to be likely to give rise to significant changes in the nature of vehicular or other movements over and above the existing lawful use as a shop. It is also noted that the Council's Highway Engineers do not raise objection on grounds of highway safety but instead refer to the impact on amenity. The proposal is considered to comply with Core Strategy Policies SO9, P5 and S1.

#### Impact on Economic Development

The National Planning Policy Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. One of these principles is that planning should proactively drive and support sustainable economic development to deliver the infrastructure, business and industrial units and thriving local places that the country needs. In the section "Building a Strong, Competitive Economy" it states that significant weight should be placed on the need to support economic growth through the planning system.

The Council has adopted the Sustainable Community Strategy which identifies two main aims - to narrow the gap between the most and the least well off and to ensure economic prosperity. The Core Strategy is consistent with this, seeking a prosperous Bolton by making sure that jobs are provided in accessible locations in a range of different sectors.

The proposal would have a small but beneficial impact on economic development by way of the employment at the site. The introduction of a temporary permitted development right for Class A3 can be seen as the Government's recognition of the benefits of such uses.

#### **Conclusion**

The Council's policy seeks to resist Class A3 uses adjacent to residential properties. However, the permitted development right for the use of retail shops for Class A3 purposes introduced in May 2013 has to some degree changed the framework of control around such uses. Furthermore, the particular history of the site and Halliwell Road in general is considered to point towards a recommendation of approval.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** letters of objection have been received from three local properties. The grounds of objection include:-

- there has been too much noise, we can hear people shouting from the inside and outside of the premises
- there is insufficient parking to the rear of the property - on numerous occasions customers of the business have parked at the rear of the property blocking access to home owners driveways and parking bays
- customers and delivery vans regularly park over double yellow lines to the side of the business blocking access to residents
- food is consumed off site regularly by customers who choose to eat in their vehicles blocking access to residents and discarding their rubbish by throwing it in the street. Complaints have been made to the Council's Environmental Services Officers
- overflowing waste bins are stored in the street to the rear of the property, an extension would mean even less space for them to store their business waste causing more refused being left in the street
- the site is close to the new school at Wolfenden Street and therefore has the potential to contribute to childhood obesity (Officer's note: the policy relates to new hot food takeaways and not Class A3 uses. Takeaway use will be on an ancillary basis)

Letters of support have been received from three local properties. The grounds of support include:-

- the business has been a success and doesn't cause any problems
- customers enjoy themselves
- the local takeaway has seen improved takings due to linked trips

### **Consultations**

Advice was sought from the following consultees: Highways

### **Planning History**

Planning applications to retain the sign and cladding on the side elevation were refused in 2014 (92516/14 & 92517/14)

Planning permission was granted in 2011 for change of use of dwelling to retail (85486/11)

**Recommendation:            Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1.     The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason  
  
Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2.     Within 3 months of the date of this decision, details of a method of acoustic insulation between the

application site and No. 188 Halliwell Road shall be submitted to the Local Planning Authority. Such details as are approved shall be implemented in full within 6 months of the date of this decision and retained thereafter.

Reason

To safeguard the living conditions of occupiers from noise pollution.

3. There shall be no more than 14 customers present on the site at any one time.

Reason

To protect the living conditions of local residents.

4. No deliveries shall be taken or dispatched from the premises outside the following hours:-

[0900 - 2300] Sunday – Thursday

[0900 - midnight] Fridays and Saturdays

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance.

5. The external surfaces of the extension hereby permitted shall be of a similar colour, texture and size of those of the existing building, and shall be retained thereafter.

Reason

To ensure the development visually reflects the existing building.

6. The premises subject of this consent shall not be open for trade outside the following hours:-

[0900 – 2300] Sundays – Thursdays

[0900 – Midnight] Friday – Saturday

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance.

7. The residential accommodation above shall be occupied by the operator of the business or their staff or family only.

Reason

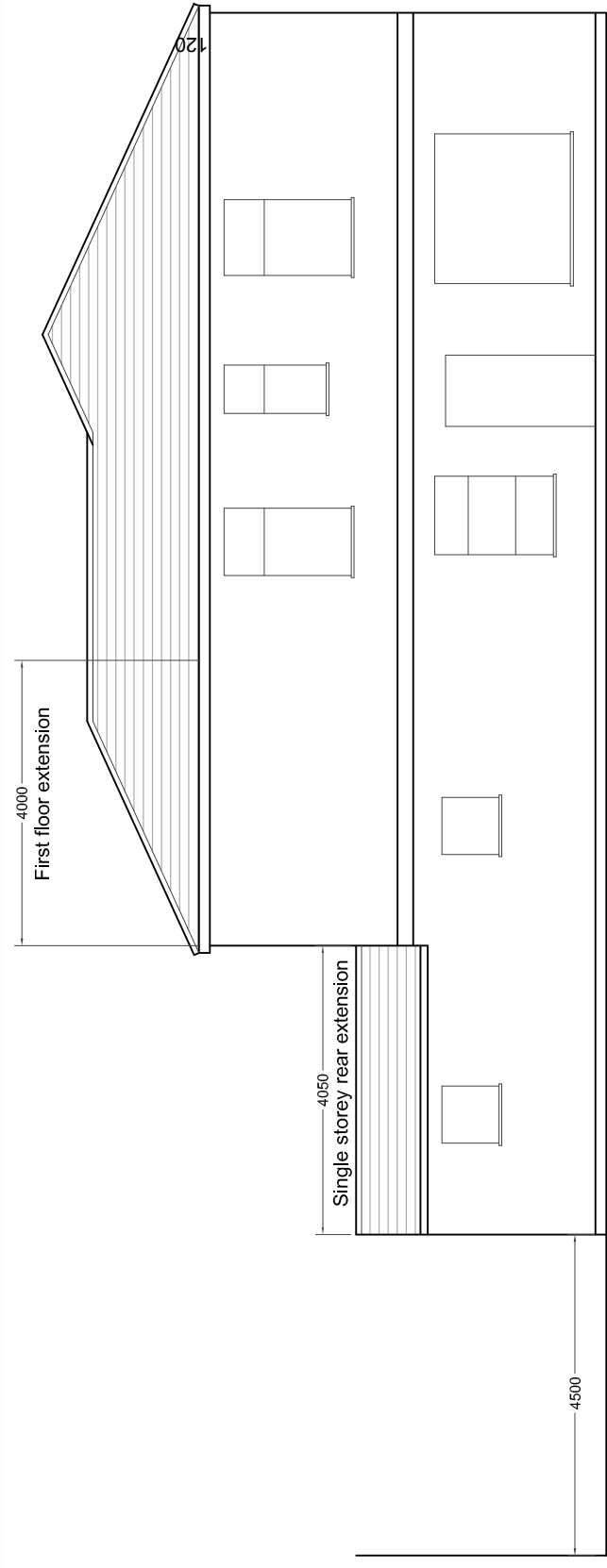
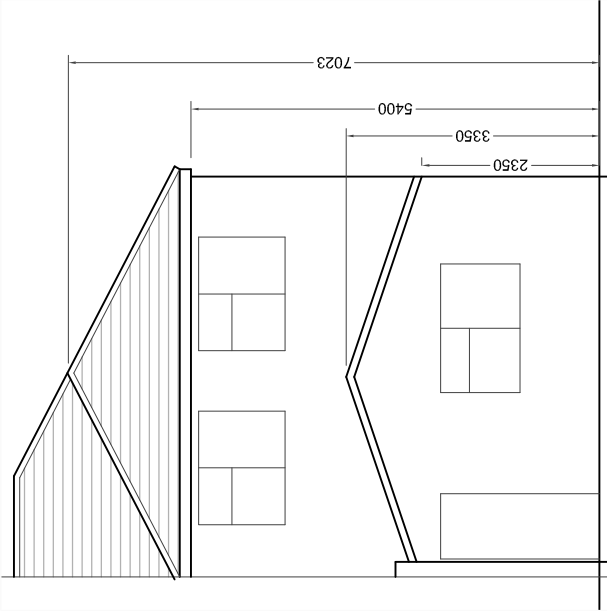
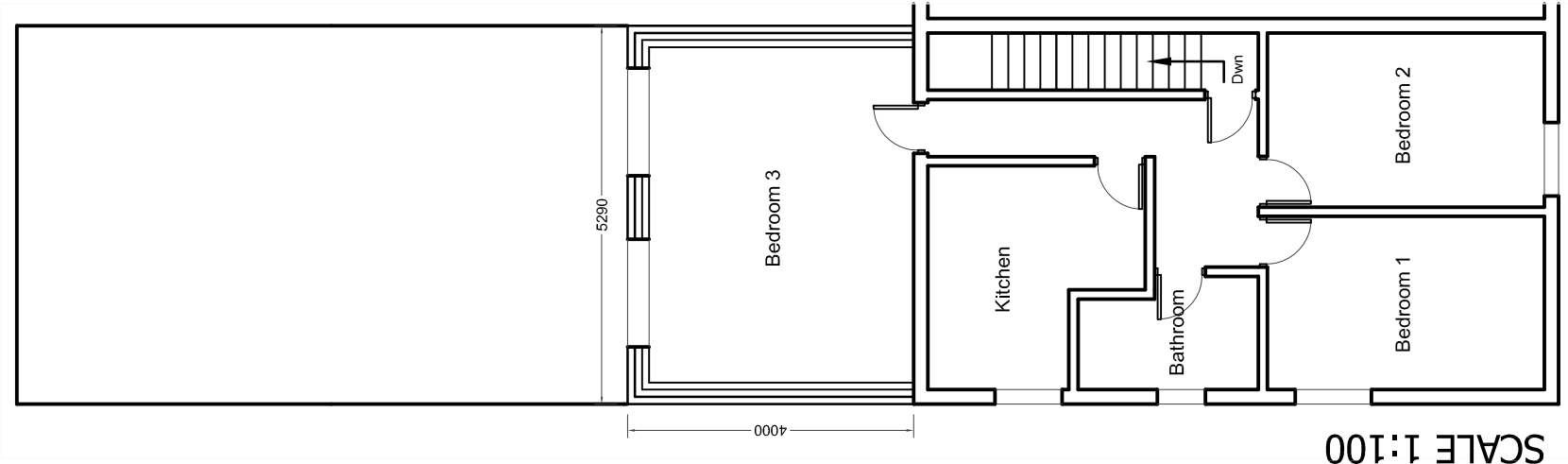
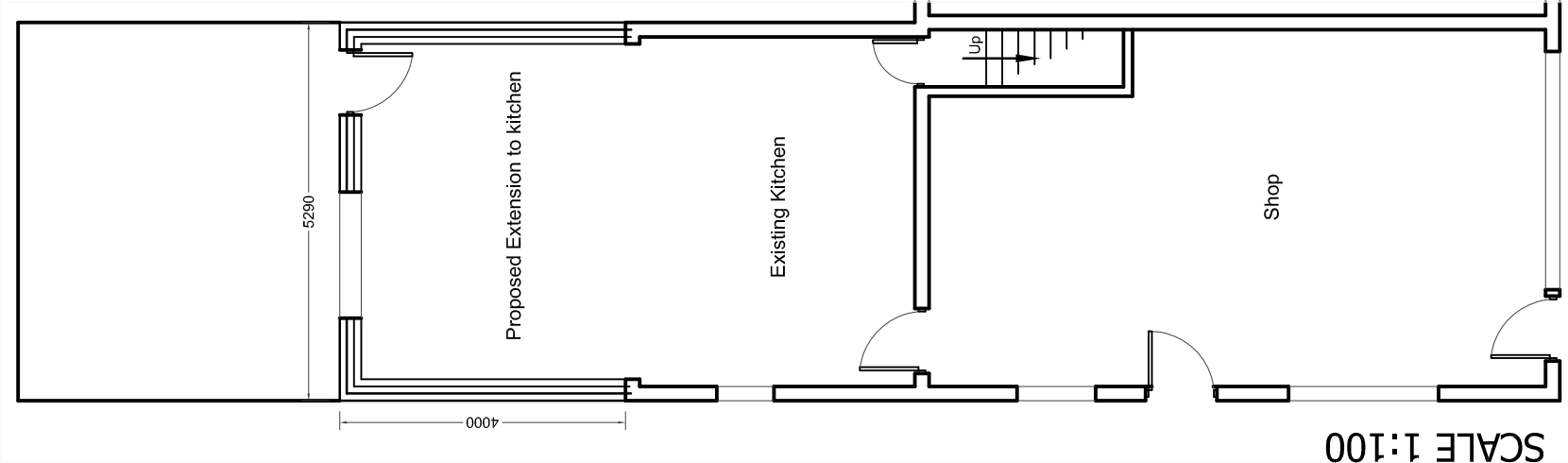
To protect living conditions.

8. Within three months of the date of this decision a detailed scheme shall be submitted to and approved by the Local Planning Authority showing the design, location and size of a facility to store refuse and waste materials. The approved scheme shall be implemented in full within 21 days of the Local Planning Authority approving the scheme in writing and retained thereafter.

Reason



To ensure satisfactory provision is made for the storage of waste materials.



NOTES:

THIS PROJECT REQUIRES PLANNING CONSENT AND BUILDING CONTROL APPROVAL AND WORKS SHALL NOT COMMENCE UNTIL PLANNING PERMISSION AND BUILDING CONTROL APPROVAL HAS BEEN GRANTED

A SAMPLE OF ROOF TILE AND BRICKWORK TO BE SHOWN TO AND APPROVED BY THE PLANNING DEPT. PRIOR TO WORK COMMENCING ON SITE

ALL WORKMANSHIP AND BUILDING MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS FIXED, APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS. ALL WORKS SHALL COMPLY WITH AND TO THE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER INDICATED ON THIS DRAWING OR NOT.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO, PRIOR TO COMPLETION OF THE COUNCIL AND BUILDING INSPECTOR SHOULD BE CERTIFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

THIS DEVELOPMENT IS NOTIFIABLE TO BOTH NEIGHBOURS UNDER THE PARTY WALL ACT 1996 AND ALSO TO BE AGREED WITH BOTH NEIGHBOURS.

ALL EXISTING FOUNDATIONS AND DRAINAGE TO BE CHECKED BY LOCAL AUTHORITY BEFORE CARRYING OUT WORK ON THEM.

THIS DRAWING AND MEASUREMENTS SHOWN SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY WORKS COMMENCING ON SITE. FOR CLARIFICATION OR QUERIES CONTACT THE AGENT. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER AND AGENT

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<div>DRAWING ISSUE:</div> <div><div><input type="checkbox"/> DRAFT PROPOSALS</div><div><input checked="" type="checkbox"/> PLANNING APPROVAL</div><div><input type="checkbox"/> BUILDING REGULATIONS</div><div><input type="checkbox"/> TENDERING</div><div><input type="checkbox"/> CONSTRUCTION</div></div>	Drawing No.	Client	<div>MR RAUFBHAI FATAKIA</div> <div>190 HALLIWELL ROAD</div> <div>BOLTON</div> <div>PROPOSED FIRST FLOOR REAR</div> <div>EXTENSION AND SINGLE STOREY</div> <div>REAR EXTENSION. CHANGE TO A5</div> <div>PROPOSED PLANS &amp; ELEVATIONS</div>	Scale
	0066/001	Project		Revision
	Drawn By	Z.S.		A
	Checked By	Z.S.		Date
				01/01/2015
Email: zahirsuff@gmail.com			Tel: 07745056733	

# Application number 93577/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
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# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93577/15**

**Type of Application: Full Planning Application**  
**Registration Date: 06/02/2015**  
**Decision Due By: 02/04/2015**  
**Responsible Officer: Simon Coles**

**Location: 365 DEANE ROAD, BOLTON, BL3 5HL**

**Proposal: ERECTION OF SINGLE AND TWO STOREY EXTENSIONS AT REAR**

**Ward: Rumworth**

**Applicant: Mr Kadva**  
**Agent : RA Design & Project Management**

### **Officers Report**

**Recommendation: Refuse**

#### **Proposal**

The application proposes the erection of a part two storey/part single storey extension at rear to provide an enlarged kitchen and W.C. at ground floor level and a bedroom and bathroom at first floor level.

The two storey element will project from the existing two storey outrigger by approximately 4 metres bringing it flush with the rear boundary and the extension at the commercial premises next door. The single storey element projects 4.3 metres from the original rear elevation and extends the width of existing outrigger by approx. 900 mm.

An existing detached W.C. sited to the rear boundary is to be demolished.

#### **Site Characteristics**

This is a terraced property with an existing two storey outrigger that projects 4.3 metres. There is a detached W.C to the rear boundary.

The property at number 367 has a two storey outrigger (the same length as the application property). There is a principal window at first floor level which serves a main bedroom and a main room window at ground floor level that serves a dining room.

The property at number 363 is a commercial premises that has been extended at two storey up to the rear boundary.

#### **Policy**

National Planning Policy Framework (NPPF)

Core Strategies Policies: CG3 The Built Environment; CG4 Compatible Uses; RA1 Inner Bolton.

#### SPD House Extensions and PCPN2 Space Around Dwellings

##### **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on the amenity of neighbouring residents
- \* impact on the character and appearance of the dwelling and the surrounding area

##### **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.

##### ***Impact on number 367***

The two storey element proposed projects 4 metres bringing it in-line with the rear of number 363. Number 367 has windows at ground floor and first floor level which serve a dining room and a main bedroom. Both of these windows are set within the infill closest to the boundary with the application property.

SPD House Extensions states that rear single or two storey extensions on terraced properties of up to 4 metres in length (taken from the original rear elevation of the property) will normally be considered acceptable. Single storey extensions longer than 4 metres may be acceptable if the space remaining at the end of the yard would be unusable or if the impact on the neighbour would be limited by screening – for example, where there is an existing extension which the proposal would abut in the adjacent dwelling.

However, by taking into account the existing two storey outrigger which projects approximately 4.3 metres, a further 4 metres would provide a two storey extension with a projection of 8.3 metres. This is considered to provide an over dominant effect on the neighbouring residents at number 367, impinging on the ground floor dining room and one of the main bedroom windows to a degree which would represent an unacceptable impact on the outlook and living conditions of the residents at this property. Furthermore, given the orientation of the properties the proposal would cause loss of light

to these main room windows in the morning.

#### *Impact on number 363*

The proposed two storey extension would tie in with the existing two storey extension at this commercial property and therefore the proposal would not have a detrimental impact on this property.

Further to the above, it is considered that the proposal is not acceptable due to the detrimental impact on the living conditions of the residents at 367 by way of loss of light and outlook and therefore does not comply with Policy CG4

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

Policy CG3 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. Policy RA1 of the Core Strategy relates specifically to developments in Inner Bolton and states that the Council will ensure that development has particular regard to massing and materials used, will respect and strengthen the traditional grid-iron pattern and street-scaping of existing houses where it is compatible with good urban design, and will require development to provide adequate privacy and amenity space.

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 residential properties within the row all benefit from a two storey outrigger. The addition of this proposal in this instance is not considered to be in-keeping with the other residential properties in the row and therefore, in this case the scale, massing and architectural design of the extension is not considered to be in-keeping with the existing property.

#### **Other details**

#### **Conclusion**

The proposal is not consistent with the guidelines contained in SPD - House Extensions (2012) by reason of the unacceptable impact the first floor extension would have on the outlook and living conditions of the neighbouring residents at number 367. Similarly the proposal is not consistent with Bolton's Core Strategy (2011) by reason of its scale and massing. Officers have requested amendments to gain a more suitable solution however, the applicant wants to proceed with these plans.

Members are therefore recommended to refuse this application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** A petition of support has been submitted containing 2 signatures.

**Elected Members:-** Councillor Adia has requested that the final determination of the application be made by the Planning Committee.

### **Consultations**

Advice was sought from the following consultees: None.

### **Planning History**

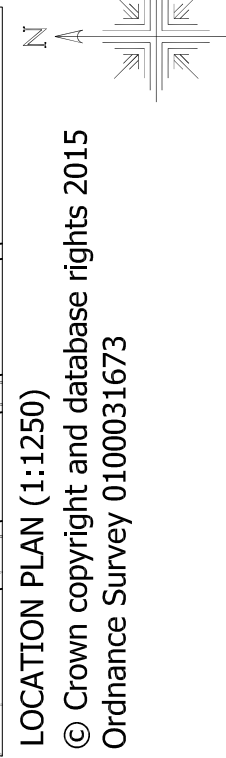
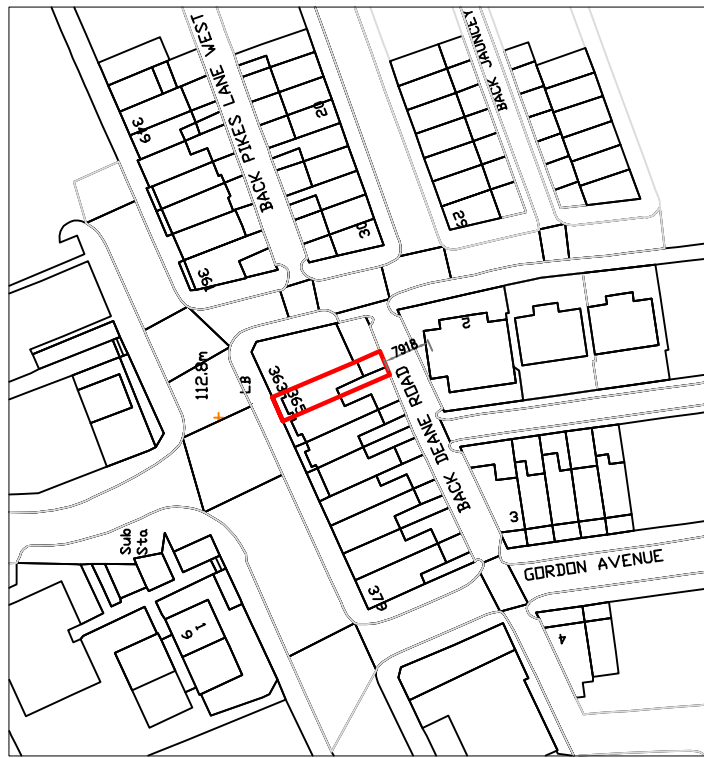
None.

**Recommendation:**            **Refuse**

### **Recommended Conditions and/or Reasons**

1. The proposed extension would, by virtue of its design, height and siting be detrimental to the character and appearance of the area and in particular would impact detrimentally on the outlook and living conditions of neighbouring residents at 367 Deane Road and is contrary to Policy CG3 and CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".







# Application number 93639/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

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**Date of Meeting: 14/05/2015**

**Application Reference: 93639/15**

**Type of Application: Full Planning Application**  
**Registration Date: 11/03/2015**  
**Decision Due By: 05/05/2015**  
**Responsible Officer: Jeanette Isherwood**

**Location: WASHACRE PRIMARY SCHOOL, CLOUGH AVENUE,  
WESTHOUGHTON, BOLTON, BL5 2NJ**

**Proposal: ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE 2No  
ADDITIONAL CLASSROOMS AND A BREAKOUT ROOM  
TOGETHER WITH AMENDMENTS TO THE EXISTING CAR PARK  
(ADDITIONAL 5 SPACES).**

**Ward: Westhoughton North**

**Applicant: Bolton M B Council**

**Agent : Watson : Stirrup Architects Ltd**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

The application seeks the erection of a single storey rear extension to the existing school buildings at the south west corner of the building to create two new classrooms as well as additional toilets and cloak room areas. The extension would enable the creation of two Key Stage 2 Class rooms whilst relocating the existing Key Stage 2 break out room. In addition, a number of internal alterations to the existing school would make provision for two enclosed classrooms together with wash areas and a new group room.

The applicant has also recently added the creation of an additional 5 car parking spaces with an extension to the existing car park.

### **Site Characteristics**

The application relates to Washacre Primary School which is located on Clough Avenue with open area to the west forming school playing fields located within the wider curtilage of the school. The main school buildings are located within the site frontage with car parking provided in the South Eastern corner of the whole site. The current car parking capacity is 14 spaces.

Residential properties on Clough Avenue lie opposite the school with other residential properties to the south (Washacre), west (Hawthorn Road) and north (Hollin Acre).

### **Policy**

Core Strategy (2011): A1 Achieving Bolton, P5 Accessibility, S1 Safe, CG3 The Built Environment, CG4 Compatible Uses, OA3 Westhoughton, Appendix 3 Parking Standards.

## SPD Accessibility, Transport and Safety

### **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on education provision;
- \* impact on the character and appearance of the site/area;
- \* impact on highway safety;
- \* impact on the living conditions of existing/future residents

#### Impact on education provision

Core Strategy policy A1.2 states that the Council will support the development of primary schools in location accessible to the communities they serve.

The aim of the proposal is to provide an enlarged school building which provides adequate sized classrooms to meet the needs of the existing single form entry school. The proposal would form a school which is suitable to meet the future needs of the local community/children in the local area.

The proposal fully complies with Core Strategy policy A1.2.

#### Impact on the character and appearance of the site/area

Guidance contained within NPPF and Core Strategy policy CG3 seek to ensure that new developments contribute to good urban design by conserving and enhancing local distinctiveness. The proposed extensions would mirror those granted and implemented within the approved Phase I development in terms of scale, massing and materials used, thus complementing the overall character and appearance of the school site.

It is considered that the proposal therefore complies with design guidance and policy as outlined above.

#### Impact on highway safety

Core Strategy policy P5 seeks to ensure that new development proposals make adequate provision for pedestrians, cyclists, car/cycle/motorcycle parking, vehicle servicing and access arrangements and access by public transport.

The proposal would result in a school which has seven classrooms. The Council's maximum car parking standards would require 1.5 spaces per classroom. This equates to a maximum requirement of 10.5 spaces. The school already has an existing car park which provides 14 spaces. The applicant

has submitted a revised plan which makes provision for a further 5 spaces. A total of 19 spaces would therefore be provided.

The Council's Highways Engineers have raised no objections to the proposal.

The proposal would provide just over 8 more spaces than required by using the Council's maximum standards. It is considered that as more parking spaces are provided this will assist in reducing on street parking by employees of the school.

The proposal complies with policy.

#### Impact on the living conditions of existing/future residents

Core Strategy policy CG4 seek to ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security.

The extension is set back from the boundary with the closest residential properties which are on Washacre to the south. It is noted no local residents have raised concerns over the impact of the proposed extensions.

The proposals are relatively small scale extensions to the existing school which would be set well back from the boundary with any of the residential properties without compromising the living conditions of local residents.

The proposal would comply with Core Strategy policy CG4.

#### **Conclusion**

It is considered that the proposal would complement the character of the existing school whilst not compromising highway safety or the living conditions of adjoining existing/future residents and would improve facilities for education for local children. The proposal complies with policy and is recommended for approval subject to conditions.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** one comment letter has been received from a resident of Clough Avenue stating they are supportive of the need to improve the school but highlight two problems: litter bins required for outside the school and parking problems caused by use of the school which also creates a bottle neck of traffic/congestion. ***Officer comment:- it is considered that the improvements to car parking within the site should assist in making the problems less of a problem. The applicant has been made aware of the litter problems. This issue lies outside the remit of the planning process.***

**Petitions:-** no petitions received.

**Westhoughton Town Council:-** raise no objections.

**Elected Members:-** no comments received.

### **Consultations**

Advice was sought from the following consultees: the Council's Asset Management section, Highways Engineers, Westhoughton Town Council.

### **Planning History**

No relevant planning history.

**Recommendation:**        **Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the approved/permitted development is first brought into use no less than 19 car parking spaces with minimum dimensions of 2.4 metres by 4.8 metres shall be marked out and provided within the curtilage of the site, in accordance with Drawing Ref: P204 received 28/04/15. Such spaces shall be made available for the parking of cars at all times the premises are in use.

Reason

To ensure that adequate provision is made for vehicles to be left clear of the highway

3. The external surfaces of the extension hereby permitted shall be of a similar colour, texture and size of those of the existing building, and shall be retained thereafter.

Reason

To ensure the development visually reflects the existing building.

4. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

**Drawing No. 200 Rev. A - Proposed Site Plan, scanned to file 17/02/15;**

**Drawing No. 201 Rev. A - Proposed Floor Plan, scanned to file 17/02/15;**

**Drawing No. 202 Rev. A - Proposed Floor Part Plan - Classroom Extension, scanned to file 17/02/15;**

**Drawing No. 203 Rev. A - Proposed Floor Part Plan - Internal Alterations, scanned to file 17/02/15;**

**Drawing No. 204 - Proposed External Works - Car Park Alterations received 28/04/2015;**

**Drawing No. 301 Rev. A - Proposed Part Elevations - Classroom Extension, scanned to file 17/02/15.**

Reason

For the avoidance of doubt and in the interests of proper planning.



Notes:

- Red Line indicates extent of land owned in relation to application.
- Blue Line indicates extent of land owned not in relation to application.

A	KS2 BREAK OUT ROOM SIZE ALTERED / RECEPTION CLASS DIVIDED	L.B.C	10/02/2015
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REV	DESCRIPTION	ISSUED BY	DATE
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**watson : stirrup**  
architects

B1 Blackburn Business Centre  
Dayfield Road  
Blackburn  
BB1 2QY

T: 01254 665595  
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Status	PLANNING
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Client	WASHACRE PRIMARY SCHOOL, CLOUGH AVE, WESTHOUGHTON, BOLTON, BL5 2JN.
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Project title	PROPOSED 2 CLASSROOM EXTENSION & INTERNAL ALTERATIONS.
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Drawing title	PROPOSED SITE PLAN
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Scale @ A1	Drawn by	Checked by	Date drawn
1 : 200	L.B.C	A.M.W	02/2015

Project no.	2014-1427
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Drawing no.	Revision
P200	A

www.watsonstirrup.co.uk

PROPOSED SITE PLAN

1 03 Proposed Site  
1 : 200



0 10 20 m



Notes:

By Room Name Legend

- After Room Area
- Classroom
- Cloaks
- Corridor
- Female WC
- Group Room
- KS2 Breakout Room
- KS2 Washroom
- Male WC
- Nursery & Reception
- Store



A	KS2 BREAK OUT ROOMS, ALTERED RECEPTION CLASS DIVIDED	L.B.C	10/02/2015
Rev	Description	Issued By	Date

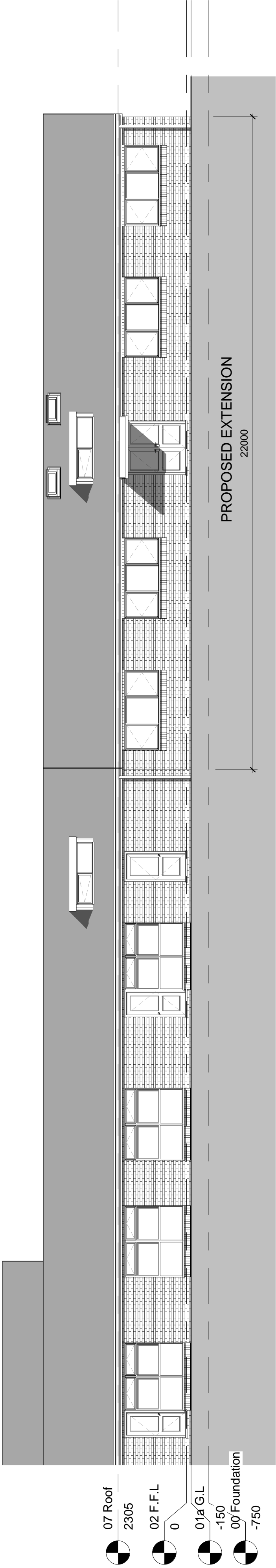


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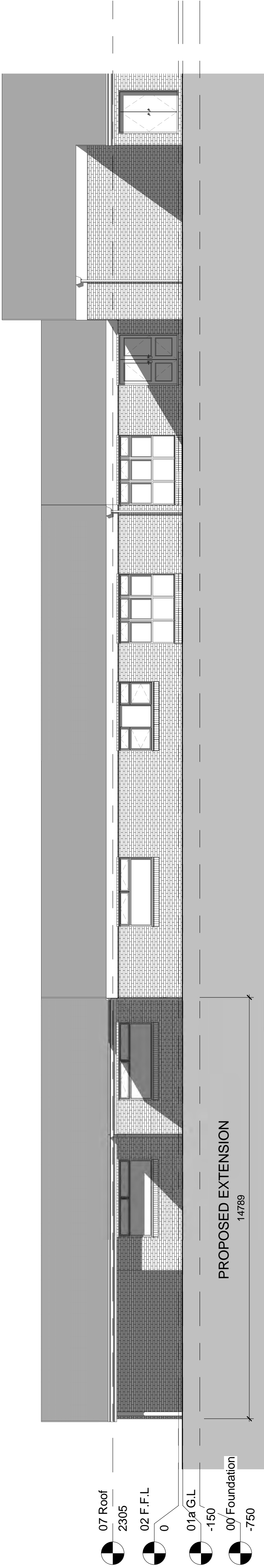
Status		PLANNING	
Client		WASHACRE PRIMARY SCHOOL, CLOUGH AVE, WESTHOUGHTON, BOLTON BL5 2JN.	
Project title		PROPOSED 2 CLASSROOM EXTENSION & INTERNAL ALTERATIONS.	
Drawing title		PROPOSED GROUND FLOOR PLAN	
Scale @ A0	Drawn by	Checked by	Date drawn
1: 100	L.B.C	A.M.W	02/2015
Project no.		2014-1427	
Drawing no.		P201	
Revision		A	
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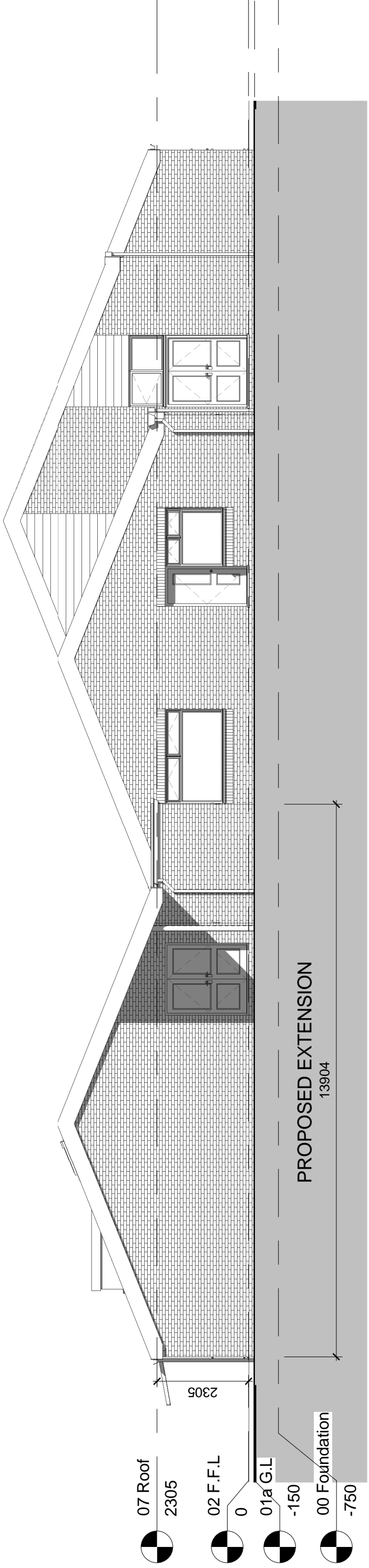
Notes:



1 North Proposed  
1 : 100



2 South Proposed  
1 : 100



3 West Proposed  
1 : 100

REV	DESCRIPTION	ISSUED BY	DATE

A	KS2 BREAK OUT ROOM SIZE ALTERED / RECEPTION CLASS DIVIDED	L.B.C	10/02/2015
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Status
PLANNING

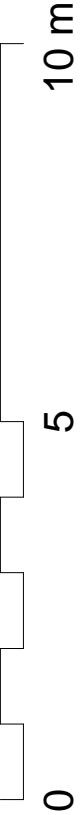
Client
WASHACRE PRIMARY SCHOOL, CLOUGH AVE, WESTHOUGHTON, BOLTON BL5 2JN.

Project title
PROPOSED 2 CLASSROOM EXTENSION & INTERNAL ALTERATIONS.

Drawing title
PROPOSED PART ELEVATIONS - CLASSROOM EXTENSION

Scale @ A1	Drawn by	Checked by	Date drawn
1 : 100	L.B.C	A.M.W	02/2015
Project no.			
2014-1427			

Drawing no.	Revision
P301	A







Application No.

**93642/15**



Development and Regeneration Department  
Planning Control Section

Town Hall, Bolton, Lancashire, BL1 1RU.  
Telephone (01204) 333333  
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**Bolton  
Council**

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11

**Date of Meeting: 14/05/2015**

**Application Reference: 93642/15**

**Type of Application: Full Planning Application**  
**Registration Date: 17/02/2015**  
**Decision Due By: 13/04/2015**  
**Responsible Officer: Helen Williams**

**Location: 164 ARMADALE ROAD, BOLTON, BL3 4TP**

**Proposal:** VARIATION OF CONDITION 02 TO APPLICATION 91419/14  
PROPOSED AMENDMENTS AS PER DRAWING 01 REVISION 02  
(ROOF DETAIL, FRENCH DOORS, ENTRANCE/ACCESS, REAR  
CONSERVATORY, WINDOW PATTERN AND UTILITY ROOM)

**Ward: Heaton and Lostock**

**Applicant: Mr PATEL**

**Agent : Frank Whittaker Town Planning**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

Permission is sought for the variation of condition 2 of planning approval 91419/14 (the approved plans condition). The applicant seeks to amend the approved elevational plans for the previously approved two storey front extension, two storey rear extension, single storey front extension, rear conservatory and front bay windows to reflect what has been built. The application has been submitted as a result of an enforcement complaint.

The following amendments are therefore proposed (to reflect what has already been built):

- \* A flat roof over the single storey front extension (the approved single storey front extension had a pitched roof with a lower eaves height);
- \* French doors with a guard rail (Juliet balcony) with a window each side at first floor level above the single storey front elevation (a bay window was previously approved here);
- \* The repositioning of the entrance door to a more central location than previously approved, with a horizontal stone head rather than the approved arched stone head;
- \* Additional glazing to the western elevation of the rear conservatory;
- \* Alterations to the siting and design of windows in the front and eastern side elevations;
- \* The erection of a small single storey utility room extension to the eastern side elevation, adjacent the side of the kitchen.

### **Site Characteristics**

The application property is a large, detached, two storey dwelling that has been extended significantly over the years. The most recent extensions to the dwelling have been the gable fronted front extension, the single storey front extension, the two storey rear extension and the rear conservatory. There is a detached outbuilding at the side which is currently being used as living

accommodation for family members, incidental to the enjoyment of the main dwelling (in that it does not allow for living independent of the main dwelling).

The dwelling has a triangular curtilage and is the last house in the row before Rumworth School. The property is elevated from the road, more so to the east where the two storey front extension has been erected. There is parking for three vehicles to the front of the dwelling and a paved area to the site, where there is also a vehicular access off the road.

A number of neighbouring properties have been extended in various ways.

### **Policy**

National Planning Policy Framework (NPPF)

Core Strategies Policies: CG3 The Built Environment, CG4 Compatible Uses and OA4 West Bolton.

SPD House Extensions and PCPN2 Space Around Dwellings

### **Analysis**

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.

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 the Character and Appearance of the Dwelling and the Surrounding Area**

Policy CG3 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. Policy OA4 of the Core Strategy states that the Council will conserve and enhance the character of the existing physical environment, and will ensure that development in West Bolton has particular regard to the overall density, plot sizes, massing and materials of the surroundings – these features should be retained where possible.

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.

### ***Flat roof over single storey front extension***

A pitched roof was originally proposed over the single storey front extension, but this has now been

replaced with a flat roof with a higher eaves level. Whilst flat roofs are not characteristic of the area, it is not considered that the appearance of the single storey front extension would be detrimental to either the character of the dwelling or the surrounding area as it is relatively small in depth.

#### *French doors*

A previously approved bay window at first floor level (above the single storey extension) has been replaced with double French doors with a window on either side. A guard is proposed in front of the doors to create a Juliet balcony (meaning that access cannot be made onto the adjoining flat roof). It is not considered that the introduction of the doors is detrimental to the character and appearance of the extended dwelling.

#### *Entrance door*

The entrance door has been constructed so that it is more centrally located than approved and a horizontal stone head has been constructed above rather than the approved arched stone head. It is not considered that this amendment is material to the overall design of the extended dwelling.

#### *Rear conservatory*

The rear conservatory has been built with more glazing to the side elevation than approved (which had more brickwork). This is again considered to be minor and not material to the character and appearance of the conservatory or the extended dwelling.

#### *Alterations to windows (excluding the French doors)*

The window pattern on the eastern side elevation differs to that approved. Three (non-principal) windows at first floor level have been installed and none have been installed at ground level. The windows are small in scale and are considered to be minor amendments. The first floor windows in the front elevation are also slightly higher in their siting than approved and the ground floor bay window in the gabled front elevation is wider. It is not however considered that these amendments would detrimentally harm the appearance of the extended dwelling.

#### *Single storey side extension*

A small, pitched roof, single storey extension has been erected at the eastern side of the extended dwelling without planning permission. The extension is set back 7.7 metres from the front elevation and is only 1.3 metres wide. It is therefore not particularly visible from the street. The applicant has commented that they believe that this extension is permitted development given its size.

It is not considered that the combination of these alterations, whilst they are material, detrimentally harms the character and appearance of the extended dwelling or the surrounding area.

The proposal is therefore, compliant with Policies CG3 and OA4 of the Core Strategy and guidance contained within the House Extension SPD.

#### 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.

A guard rail is proposed to the front of the French doors which will restrict access onto the flat roof

of the single storey front extension. A condition is suggested to ensure this rail is installed within 28 days of any planning permission being granted and that it is retained thereafter.

The French doors will look onto the front curtilage of 165 Armadale Road, as the previously approved bay window would. The neighbours at 171 to 175 Armadale Road (which face the application property) are some 75 metres away.

The windows introduced in the eastern side elevation are not main windows (as classified by the SPD).

It is therefore considered that the amendments do not unduly harm the amenity of neighbouring residents, compliant with Policy CG4 of the Core Strategy.

### **Conclusion**

For the reasons discussed above it is considered that the sought amendments to the approved plans do not detrimentally harm the character and appearance of the extended dwelling or the surrounding area and do not unduly harm the amenity of neighbouring residents, compliant with policy. Members are therefore recommended to approve this application.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** two letters of objection and a letter commenting on the application have been received. These letters raise the following concerns and comments:

- \* Only two of the seven window match and all of the others are different in size to one another;
- \* The windows are not in keeping with any house on the Ladybridge Estate;
- \* Building work should be carried out in line with the given consent;
- \* Suggest that there was never an intention to follow the original plans;
- \* The windows that have been built on the front gable elevation do not match those shown on the submitted plans (*officer's comment: the applicant has amended their the plans during the application process to correctly show what has been built*);
- \* Pleased that a walk-on balcony is not proposed;
- \* The Juliet balcony will directly face 173 Armadale Road (*officer's comment: the French doors will be approximately 75 metres away from no. 173*);
- \* The extension has adversely affected the street scene, as the end of the building is now seen where once there was a more open aspect (*officer's comment: the latest proposals do not alter the scale or siting of what has previously been approved*);
- \* There are not four parking spaces as stated on the plans as there are no longer two available within the detached garage to the side (as it is being used as living accommodation); it is essential that all parking spaces are available as the property is on a blind bend, a main road, a bus route and near two large schools (*officer's comment: neither the new plans and the original plans show vehicle parking, however there is parking for three vehicles to the front of the house and additional space on the hard surfacing at the side (not including the garage which is being used for living accommodation ancillary to the main dwellinghouse)*).

**Elected Members:-** Cllr. Allen has requested that the application be heard before Committee.

### **Consultations**

None undertaken.

### **Planning History**

Permission was granted in March 2014 for the erection of a two storey extension and conservatory at the rear, a two storey front extension together with bay windows and internal alterations (91419/14).

First floor extensions at the front and rear, an alteration to the porch, and an extension to the conservatory were approved in October 2012 (88607/12).

A detached building at the side of the house to form a garage with store room was approved in June 2004 (67378/04).

Application 66152/03 was refused in December 2003 for the raising of the garage roof height and the installation of roof lights.

Application 65606/03 for the erection of a first floor over the garage was refused in September 2003.

A detached building at the side to form a double garage with a store room was approved in August 2002 (62456/02).

A detached building at the side to form a double garage with a store room and the formation of a new vehicular access was refused in June 2002 (61694/04).



Approval was given in December 1996 for the retention of a canopy to the front and side (49673/96).

Permission was granted in September 1991 for the resiting of the boundary wall to enclose an enlarged garden area (39557/91).

A two storey side extension was approved in February 1990 (35787/90).

A single storey rear extension was approved in October 1980 (15451/80).

**Recommendation:            Approve subject to conditions**

**Recommended Conditions and/or Reasons**

1. Within 28 days of the date of this permission the guard rail shown on the approved plan (to create a Juliet balcony) shall be fully installed. The guard rail shall be retained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason

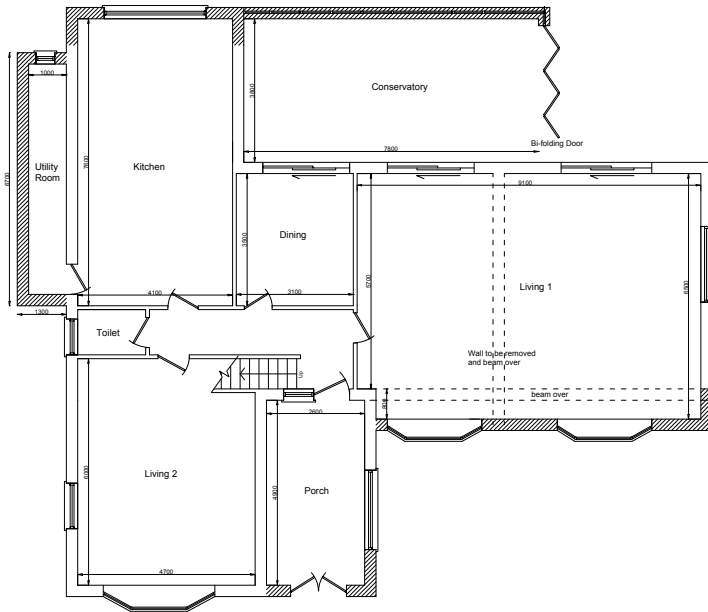
To safeguard the amenity of neighbouring properties and the safety of residents.

2. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

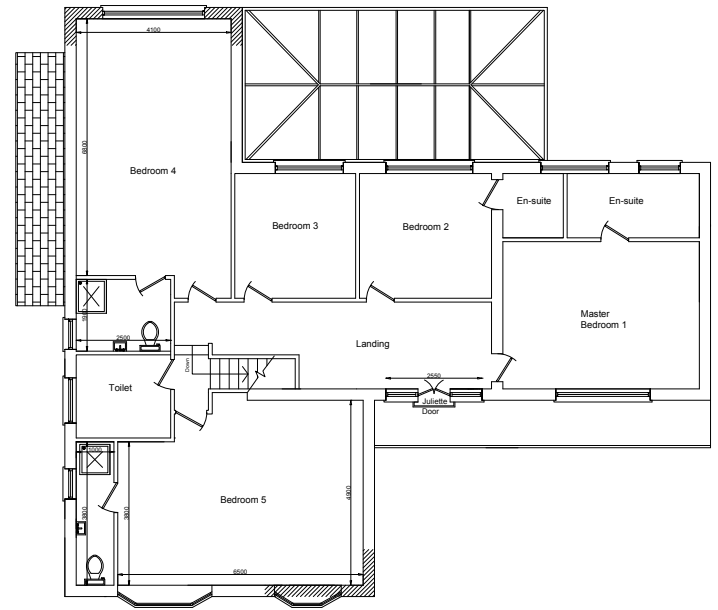
**Drwg No. 01 Rev. 2; "Proposed floor plans and elevations"; dated Feb 2015 and received 28th April 2015**

Reason

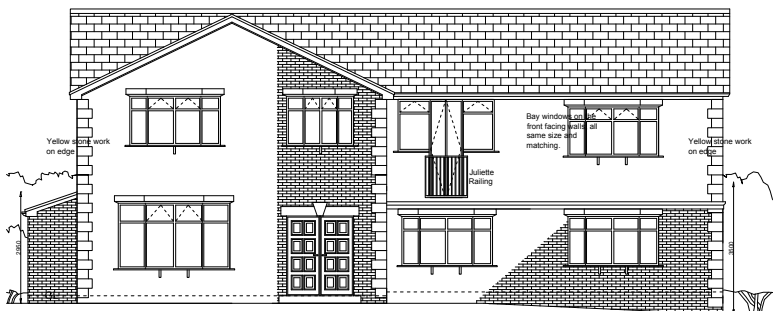
For the avoidance of doubt and in the interests of proper planning.



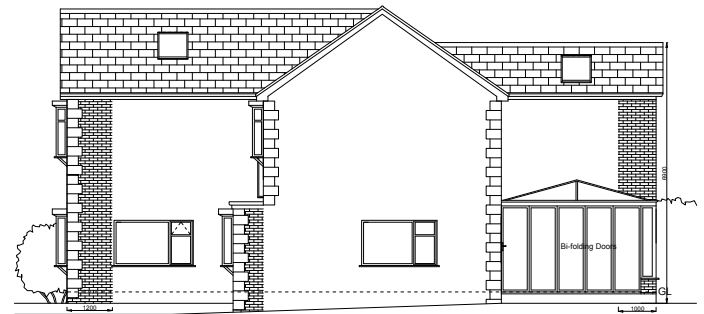
Proposed Ground Floor Plan



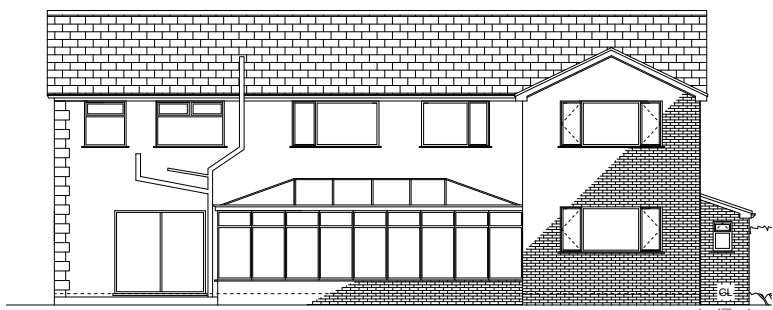
Proposed First Floor Plan



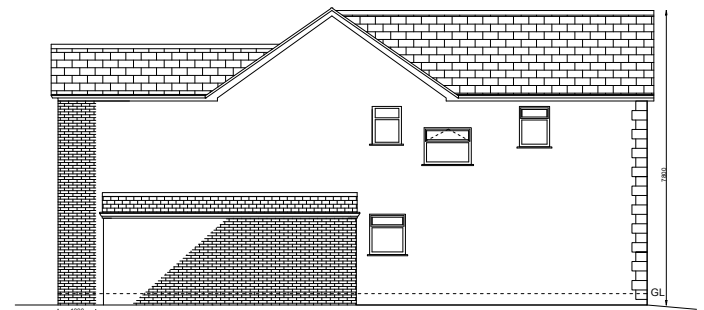
Proposed Front Elevation



Proposed RHS Elevation



Proposed Rear Elevation

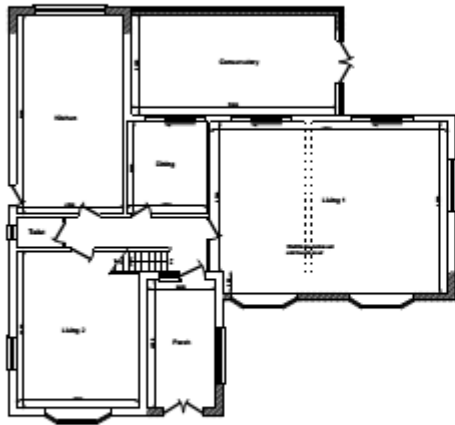


Proposed LHS Elevation

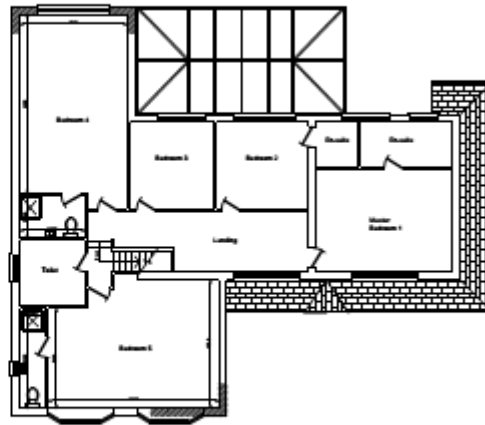
Proposed front and rear extension and internal alterations at 164 Armadale Road, Bolton	
Drawn No. 01	Revision 2
Proposed Floor plans and elevations	
Scale: 1:100 (A2 draw size)	Date: Feb 2015
Fahad P Architecture & Planning	
email: info@fahadp.com	
tel: 07755550111	

## Previously approved plans (91419/14)

164 Armadale Road Bolton



Proposed Ground Floor Plan



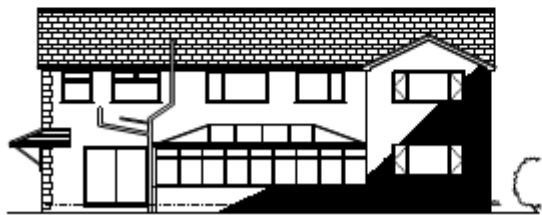
Proposed First Floor Plan



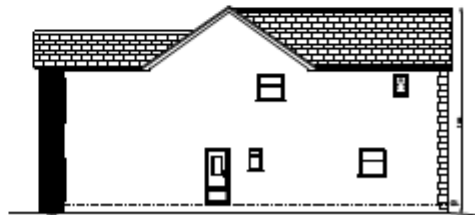
Proposed Front Elevation



Proposed RHS Elevation



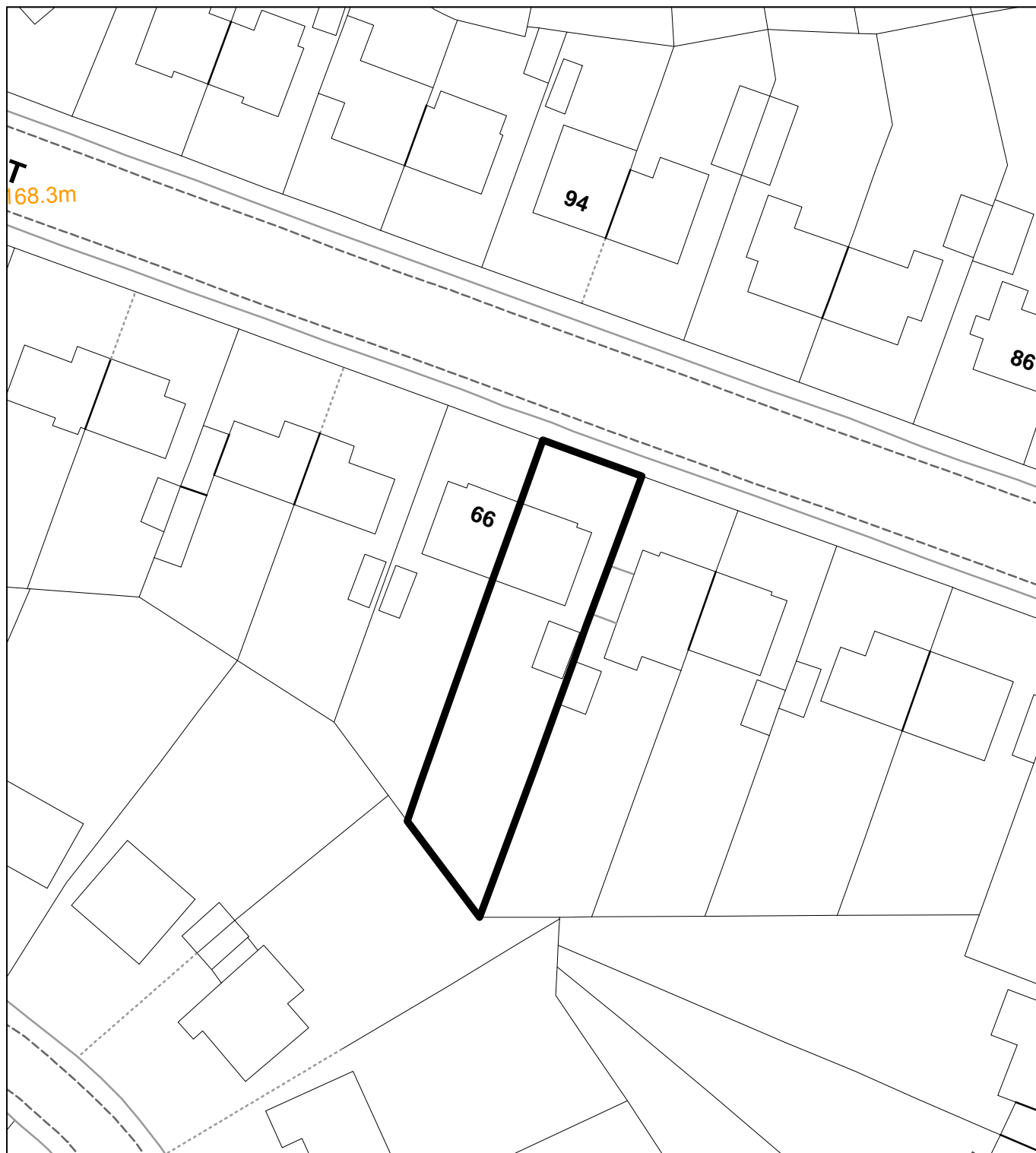
Proposed Rear Elevation



Proposed LHS Elevation

Application No.

**93655/15**



Development and Regeneration Department  
Planning Control Section

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11

**Date of Meeting: 14/05/2015**

**Application Reference: 93655/15**

**Type of Application: Full Planning Application**  
**Registration Date: 20/02/2015**  
**Decision Due By: 16/04/2015**  
**Responsible Officer: Helen Williams**

**Location: 97 ALBERT ROAD WEST, BOLTON, BL1 5ED**

**Proposal:** VARIATION OF CONDITION 3,4, 5 and 6 ON APPLICATION 92799/14 - AMENDMENTS TO APPROVED PLAN (PROVISION OF THREE CAR PARKING SPACES, 3/4 RENDER TO ELEVATIONS, JULIET BALCONY AND GROUND FLOOR GABLE WINDOW TO BE INSTALLED)

**Ward: Heaton and Lostock**

**Applicant: Mrs Patel**

**Agent : RA Design & Project Management**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

Permission was granted in November 2014 (application 92799/14) for a two storey side extension, a part single, part two storey rear extension and a front porch. Permission is now sought to vary four conditions attached to approval 92799/14 to amend the approved extensions in the following ways:

- \* Increasing the amount of render proposed on all elevations of the approved extensions so that only a "plinth" of brick of approximately 0.8 metres in height is now proposed (the approved plans showed the side extension to be brick on ground floor and render on first floor and the rear extension to be constructed entirely of brick);
- \* Addition of a patio door with a Juliet balcony at first floor level on the rear elevation of the rear extension and the repositioning of the larger of the two first floor windows further towards the boundary with 95 Albert Road West;
- \* Removal of the proposed first floor window in the side elevation and its replacement with an additional ground floor window in the side elevation of the rear extension (facing 95 Albert Road West);
- \* Installation of three roof lights in the front roof plan and one in the rear, to allow for an additional two bedrooms within the roof space (increasing the dwelling from three bedrooms to five bedrooms);
- \* Creating three parking spaces within the front curtilage of the property rather than the previously approved two spaces (to provide adequate parking for a five bedroom dwelling).

Condition 3 required the provision of two car parking spaces within the curtilage of the site, prior to the extensions first being brought into use; three car parking spaces are now proposed.

Condition 4 related to the extensions being built in similar materials to the original dwelling; an increase in the use of render is now proposed.

Condition 5 stated that no additional windows and doors should be formed in the side elevation of the extensions; a window at ground floor is now proposed, and a first floor window is to be removed.

Condition 6 listed the approved plans; an amended plan has now been submitted for approval.

### **Site Characteristics**

The application property is a two storey, red brick and render, semi-detached dwelling on a road characterised, in the main, with semi-detached dwellings of various designs. The application dwelling has been previously extended at the front with a flat roof porch and there is a single storey flat roof extension at the rear. There is a detached single garage to the side/rear of the dwelling, at the end of the driveway.

The applicant has started to construct the side extension granted under application 92799/14.

The other half of the semi-detached pair is no. 99. This dwelling has a flat roof single storey rear extension adjoining the boundary with the application property and a two storey rear extension at its western half. There is timber and concrete post fencing along the party boundary.

No. 95 is the semi-detached dwelling to the east. This property has been extended at the side with a flat roof first floor "over-drive" extension. This extends to the party boundary with the application property. The neighbour also has a detached garage along with boundary with no. 97, which is sited further back than the applicant's garage.

There are protected trees in the rear gardens of nos. 95 and 99 that overhang the application site's rear garden, but these are not considered to be affected by the proposal.

There is a street tree to the front of the dwelling.

The application property has a lengthy rear garden.

### **Policy**

National Planning Policy Framework (NPPF)

Core Strategies Policies: P5 Transport and Accessibility; S1.2 Road Safety; CG3 The Built Environment; CG4 Compatible Uses; OA4 West Bolton.

SPD House Extensions and Planning Control Policy Note (PCPN) No. 2 Space Around Dwellings

### **Analysis**

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.

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

Policy CG3 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. Policy OA4 of the Core Strategy states that the Council will conserve and enhance the character of the existing physical environment, and will ensure that development in West Bolton has particular regard to the overall density, plot sizes, massing and materials of the surroundings – these features should be retained where possible.

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 scale and siting of the side, rear and porch extensions have already been approved under application 92799/14. It is therefore only the proposed changes to the elevational treatment and fenestration of the side and rear extensions, and the proposed increase in vehicle parking to the front of the house, that must now be assessed.

#### *Proposed render*

The amount of render proposed on all elevations of the side and rear extensions is proposed to be increased so that only a "plinth" of brick of approximately 0.8 metres in height is now proposed. The approved plans showed the side extension to be brick on ground floor and render on first floor and the rear extension to be constructed entirely of brick.

The proposed ratio of render to brick will reflect the front elevational design of the semis at 92 and 94 Albert Road West, which are opposite the application property. The side elevation of the side extension will not be a prominent elevation when viewed from the street given that it will be within 1 metre from the side elevation of no. 95's side extension. The rear extensions will not be visible from the street. Given the variety of dwelling designs in the immediate area, it is not considered that the proposed increase in render finish would harm the character and appearance of the surrounding area.

#### *Patio doors with Juliet balcony and repositioning of first floor window on the rear elevation*

These will not be visible from the street and it is not considered that these amendments would harm the character and appearance of the approved extensions.

#### *Change in window formation on side elevation of side extension*

The proposal will present more of a blank gable when viewed from the street, as the first floor window will be removed, however this is not considered to affect the appearance of the extension.

#### *Roof lights*

Three roof lights are proposed centrally on the front roof plane and one roof light is proposed on the

rear roof plane of the rear/side extension. These could be installed without the benefit of planning permission as permitted development rights have not been taken away from the original dwelling or the approved extensions. Notwithstanding this, it is considered that the roof lights would not be prominent features (provided they are fitted flush with the roof) and would be symmetrical in their siting. A condition is therefore suggested that the roof lights are fitted flush with the roof.

#### *Three car parking spaces at the front*

As the applicant is now proposing (without the need for planning permission) to convert their roofspace into two additional bedrooms (creating a five bedroom house rather than the previously approved three bedrooms) they are also now proposing to create an additional parking space to the front of the house to meet the Council's maximum car parking standards (which is a minimum of three on-site spaces for dwellings with four or more bedrooms). This will result in the whole of the front curtilage being paved/hard surfaced. It is acknowledged that there are no other houses in the near vicinity of the site that have their whole front curtilage paved, however the applicant would be able to undertake the hardsurfacing of their front garden without the benefit of planning permission providing that the surface was porous. A condition has been suggested to request details of the finish of the front curtilage, to ensure that it is compatible with the character and appearance of the street.

For the reasons discussed above it is considered that the proposed amendments to the previously approved extensions (subject to the suggested conditions) would not harm the character and appearance of the dwelling or the surrounding area, compliant with Policies CG3 and OA4 of the Core Strategy.

#### 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 scale and siting of the side and rear extensions have already been approved under application 92799/14.

A new ground floor kitchen window (not a classified main window within the SPD) is proposed in the side elevation of the rear part of the extension. This will look onto the half glazed kitchen door in the side of 95 Albert Road West. Kitchen doors are not classed as main windows (it is neither a window or a main room) and therefore it is considered that there would not be any increased loss of privacy to the neighbours at no. 95.

It is not considered that any of the other amendments would unduly harm the amenity of any neighbouring residents.

It is therefore considered that the proposal would comply with Policy CG4 of the Core Strategy.

#### Impact on Parking

Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] parking, in accordance with the parking standards set out in Appendix 3. 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.

Appendix 3 of the Core Strategy states that for four plus bedroom houses the Council's maximum parking standard is three spaces. As the applicant is now proposing to benefit from permitted development rights and convert their roofspace into two additional bedrooms (creating a five bedroom house) they are also now proposing to create three parking spaces within the front curtilage of their property (they have permission for two spaces under application 92799/14). This would meet policy guidance.

### **Conclusion**

For the reasons discussed above it is considered that the proposed amendments to approval 92799/14 would be compatible with the character and appearance of the dwelling and the surrounding area, would not unduly harm the amenity of neighbouring residents, and would provide for sufficient off-street parking, compliant with policy.

Members are therefore recommended to approve this application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** Two letters of objection have been received, which raise the following concerns:

- \* Loss of light given the size and depth of the rear extension (officer's comment: the scale and siting of the extensions have already been approved under application 92799/14);
- \* The new drawings show a further two bedrooms on the second floor, resulting in a 5 bedroom house; this will affect parking;
- \* In the future there may be a need for parking for five plus vehicles (officer's comment: for four bedroom plus houses local policy only requires a maximum of three on-site parking spaces);
- \* Parking three cars at the front is a potential fire hazard occupants could be trapped (officer's comment: this is not a material planning consideration);
- \* Pedestrian safety is put at risk by the proposed parking arrangements;
- \* The new hard surface to the front garden should be porous to alleviate any water run-off;
- \* Disturbance already caused by works being carried out at the property (officer's comment: this is not a material planning consideration);
- \* Concern about further piecemeal changes (officer's comment: each application must be judged on its own merits, on a case by case basis);
- \* Concerns that the drains to the property have been changed and affect on damp proof course in their property; There is no mention that the drains at no. 97 are to be adapted to accommodate extra domestic waste (officer's comment: this is not a material planning consideration);
- \* The new ground floor side window will infringe upon the privacy and outlook of the residents at no. 95;
- \* How long will the window on the ground floor remain as frosted glass? (officer's comment: there is not a requirement for the new window to be obscure glazed as it is not a main window and it does not overlook a neighbouring main window);
- \* One of their neighbours was not allowed to have more than one roof light on their property; the applicant proposes three. No other properties on Albert Road West have three front elevation roof windows.

**Elected Members:-** Cllr. Robert Allen has requested that the application be heard before Committee.

### **Consultations**

Advice was sought from the following consultees: none.

### **Planning History**

A non-material amendment to approval 92799/14 was approved in February 2015 for the revision of the porch door glazing and the replacement of bi-folding doors for patio doors (93347/14).

Permission was granted in November 2014 for the erection of an extension to the front porch, bays and canopy with a two storey side extension and part single, part two storey extension at the rear (92799/14).

Permission was granted in April 2000 for the demolition of a timber garage and the erection of a conservatory at the rear of the house together with a garage in the rear garden (56493/00).

**Recommendation:**           **Approve subject to conditions**

**Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The roof lights shall be fitted flush with the plane of the roof in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the commencement of development, and retained thereafter.

Reason

To ensure the development safeguards the character and visual appearance of the locality.

3. Prior to the development hereby approved being first occupied or brought into use, a scheme detailing how the front curtilage of the site to be used by vehicles are to be laid out, constructed, surface and drained shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and thereafter made available for the use of vehicles at all times the development is in use.

Reason

To encourage drivers to make use of the parking and circulation area(s) provided.

4. Before the approved/permitted development is first brought into use no less than 3 car parking spaces shall be provided within the curtilage of the site, in accordance with drawing ref: RAD/1101/14/1/Rev E. Such spaces shall be made available for the parking of cars at all times the premises are in use.

Reason

To ensure that adequate provision is made for vehicles to be left clear of the highway

5. The external surfaces of the extensions hereby permitted shall be of a similar colour, texture and size of those of the existing building, and shall be retained thereafter. The colour of the proposed render shall be a similar colour to that of the existing building.

Reason

To ensure the development visually reflects the existing building.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order) no windows or doors shall be formed in the side elevation of the development hereby approved other than those shown on the approved drawings, nor shall those approved windows or doors be enlarged or altered.

Reason

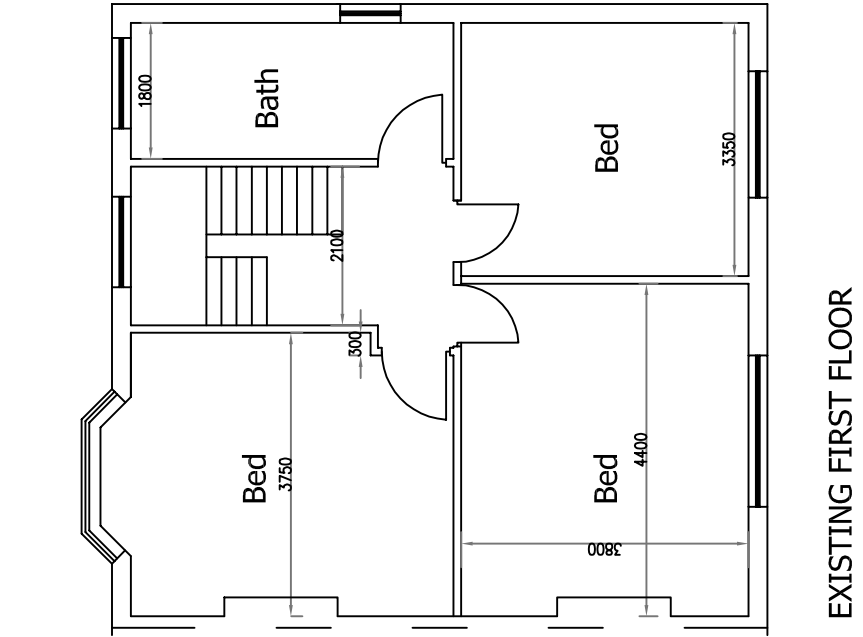
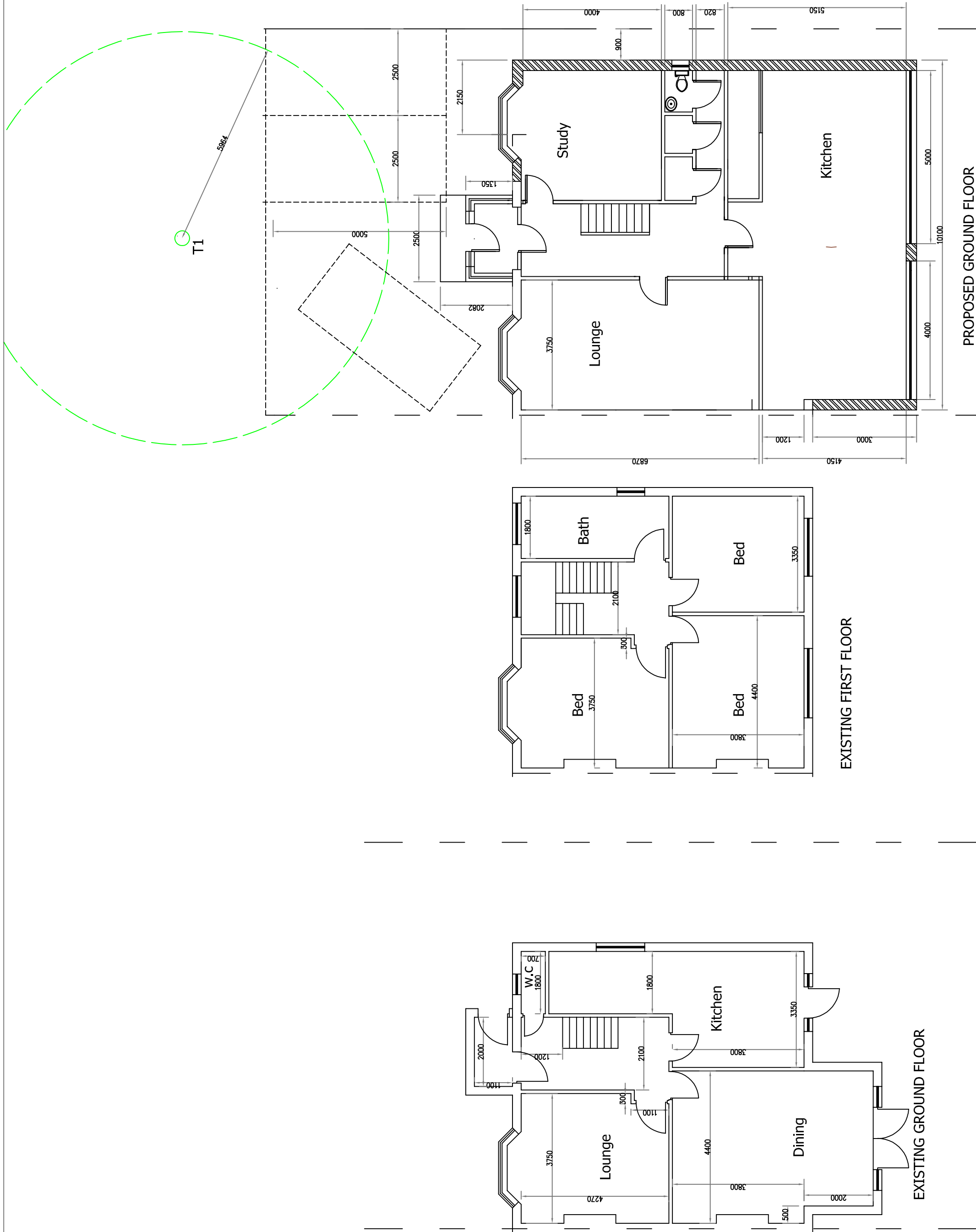
To safeguard the outlook, privacy and living conditions of neighbouring residents.

7. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

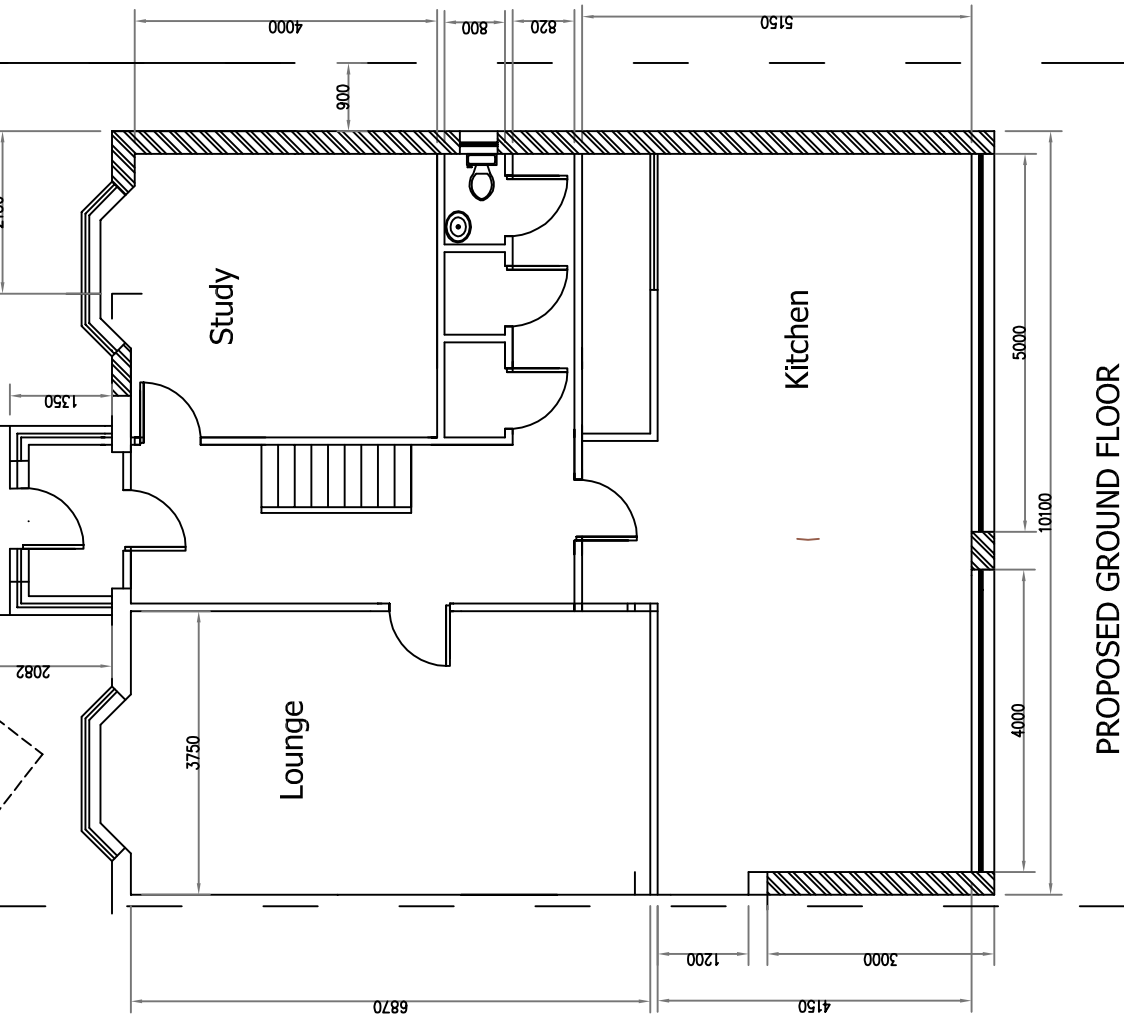
**RAD/1101/14/1/RevE; "Proposed Plans"; dated September 2014**

Reason

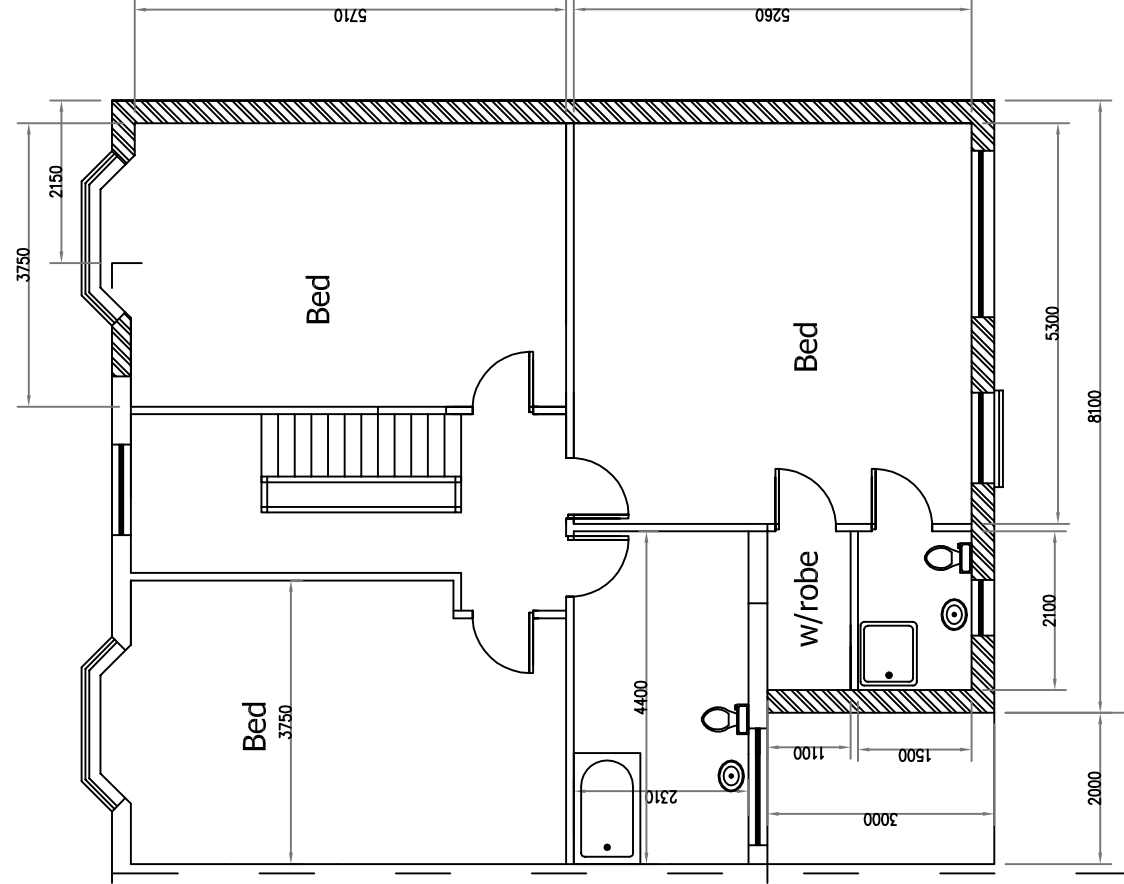
For the avoidance of doubt and in the interests of proper planning.



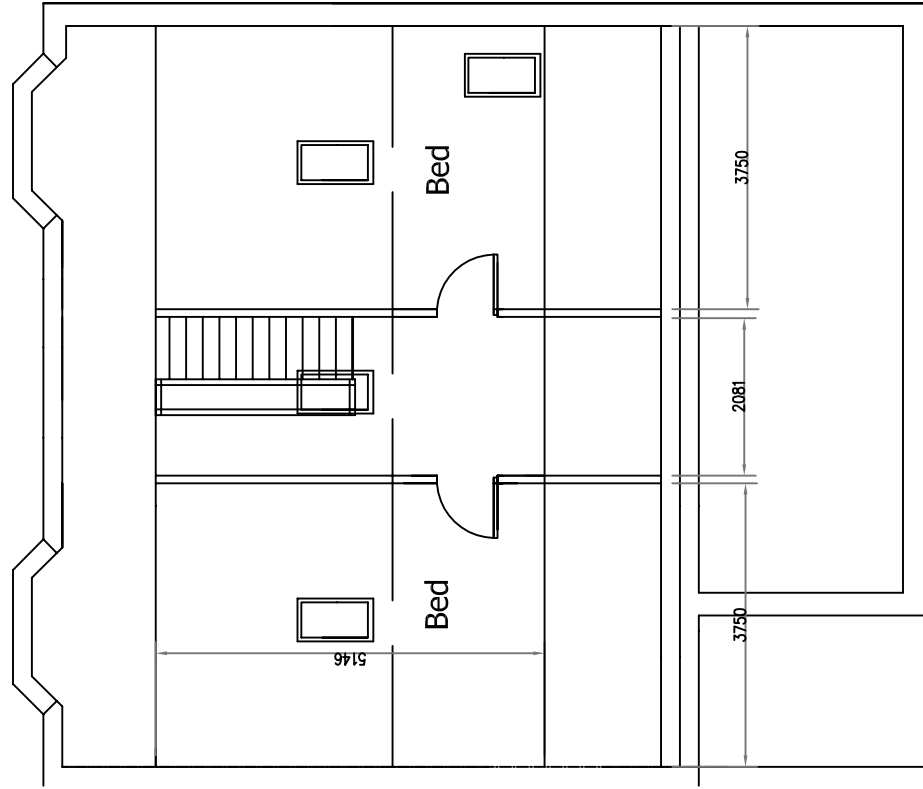
EXISTING FIRST FLOOR



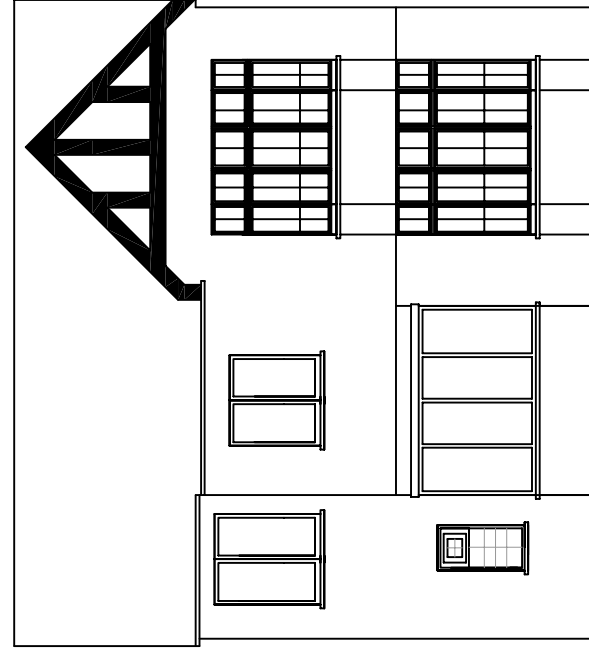
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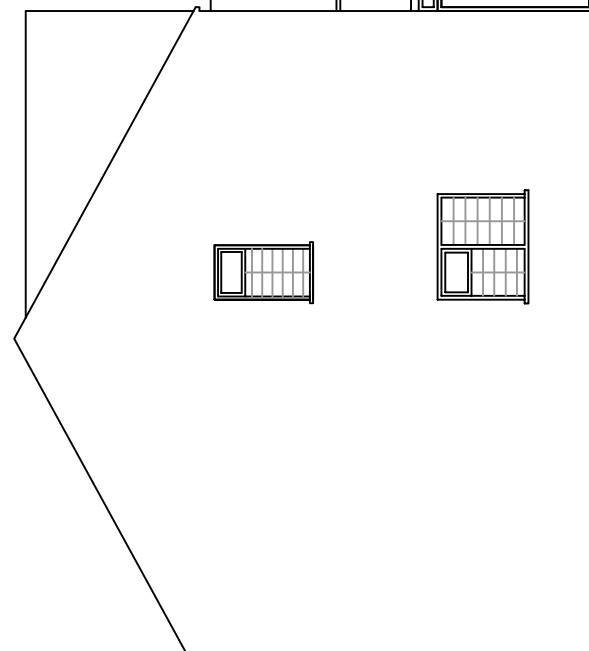
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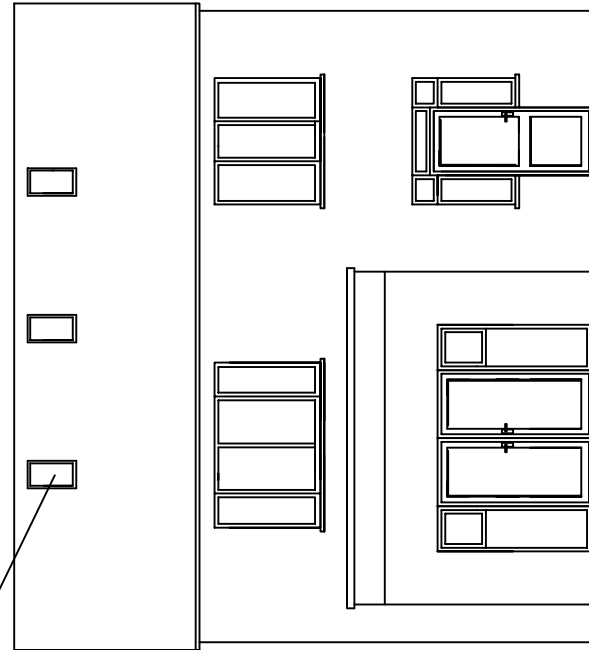
PROPOSED SECOND FLOOR



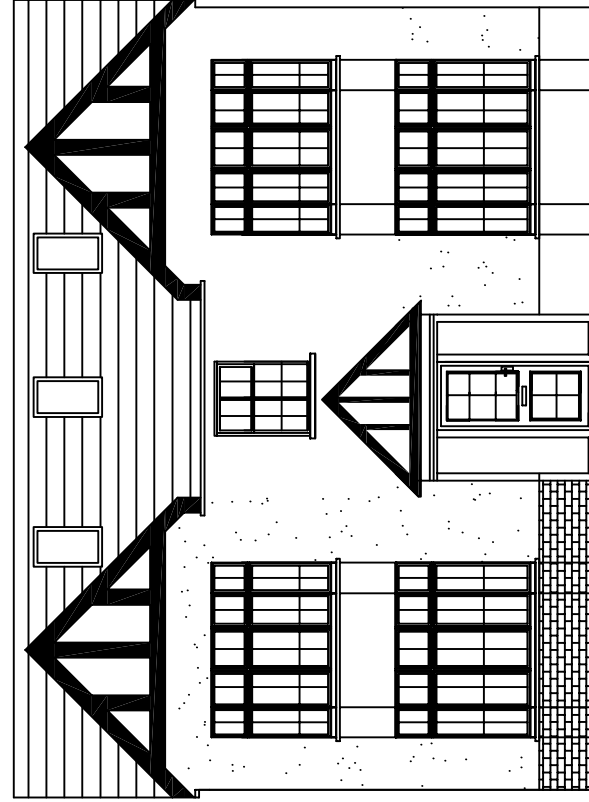
EXISTING FRONT ELEVATION



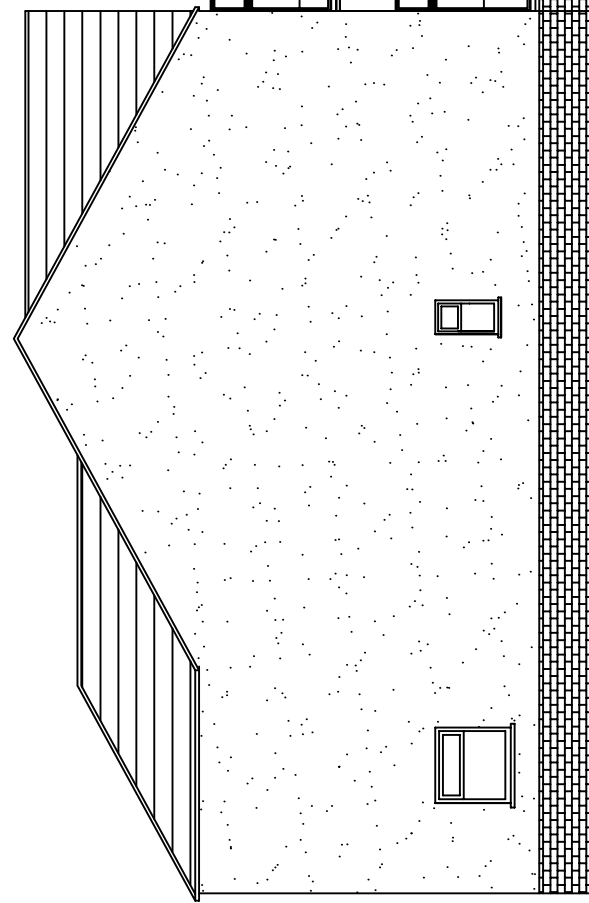
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

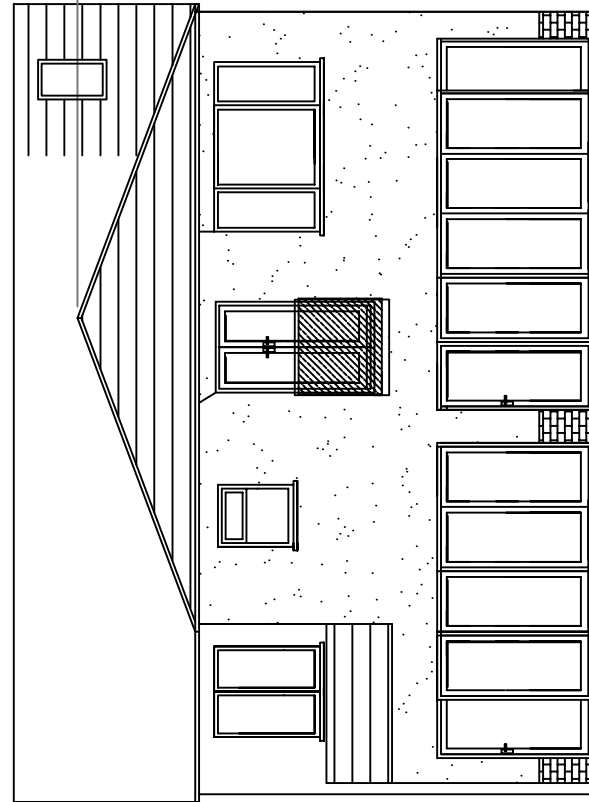


PROPOSED FRONT ELEVATION

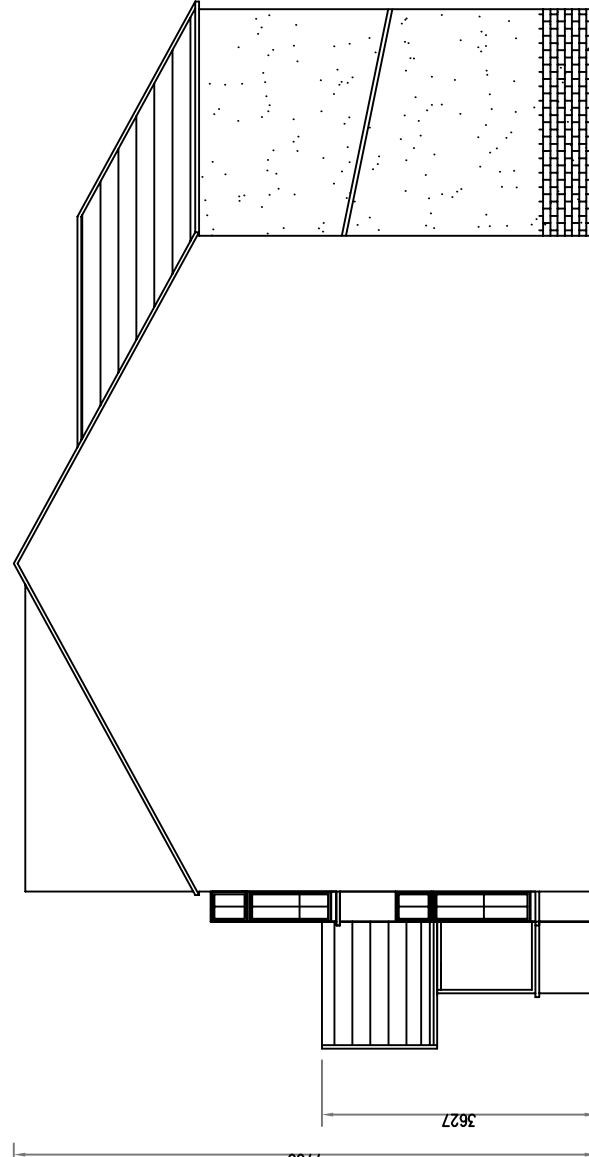


PROPOSED SIDE ELEVATION

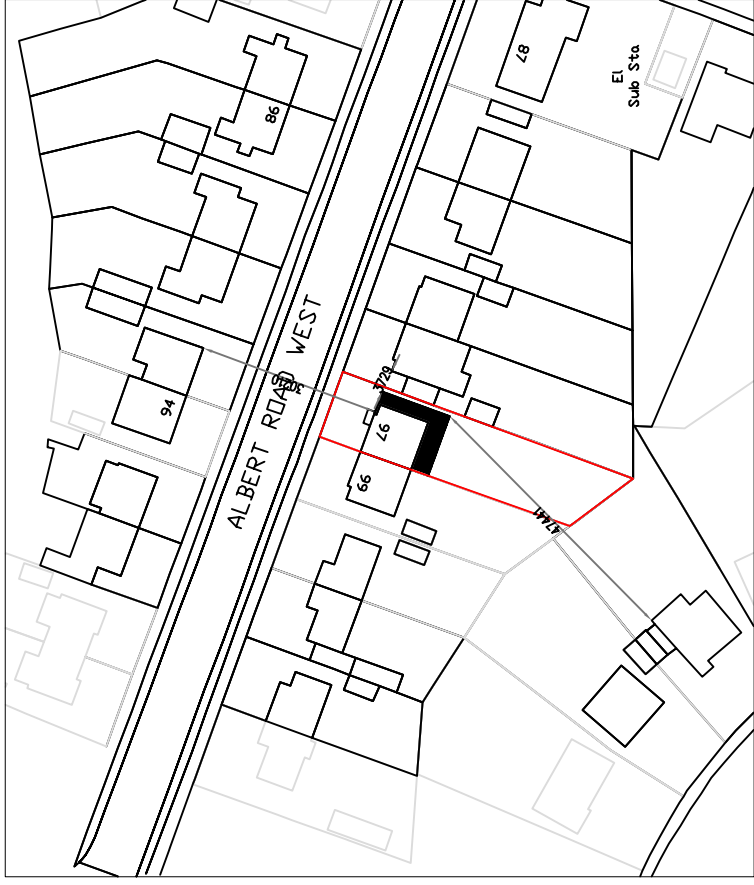
gable windows top opening and obscure glazed



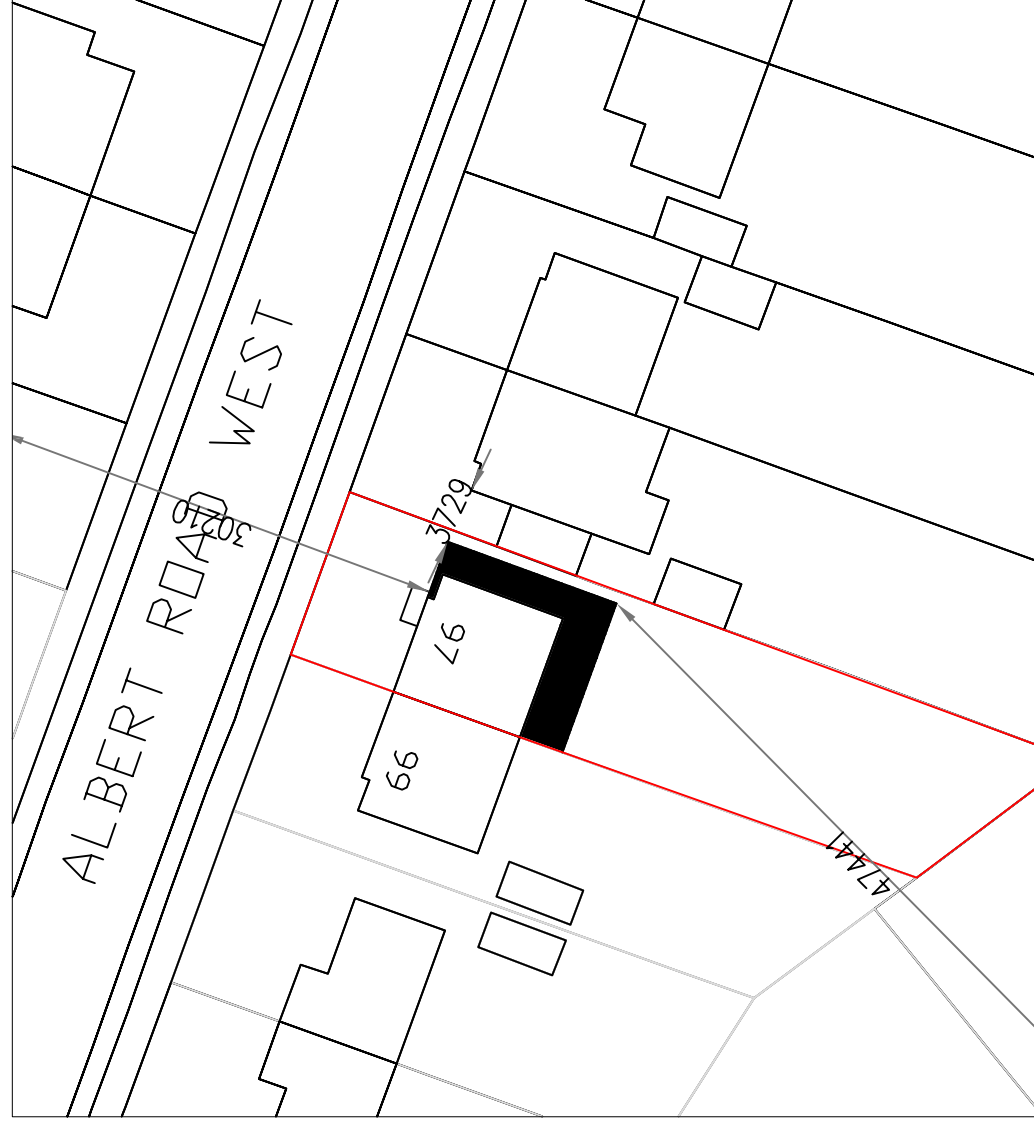
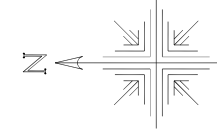
PROPOSED REAR ELEVATION



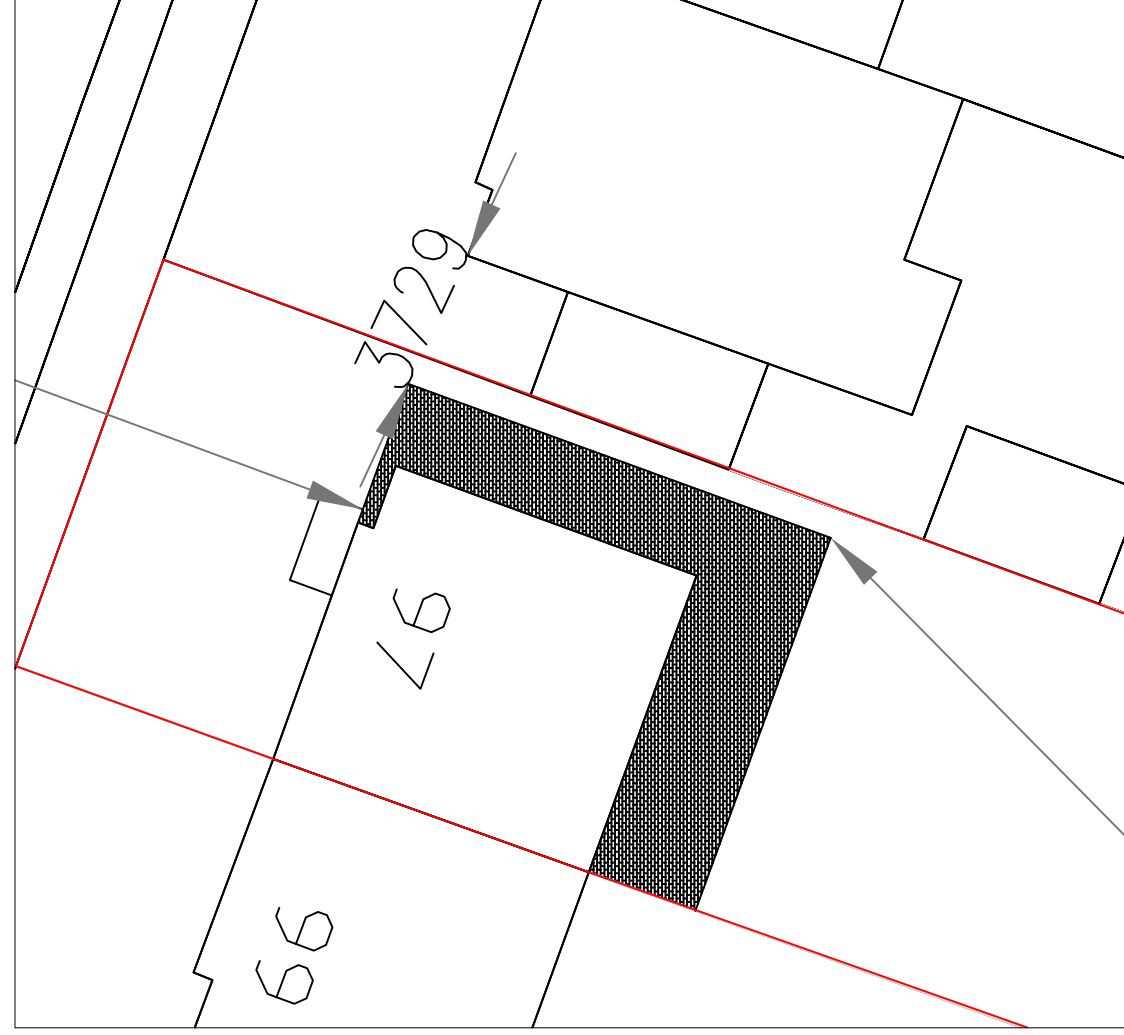
PROPOSED SIDE ELEVATION



LOCATION PLAN (1:1250)  
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**BLOCK PLAN (1:500)**



SITE PLAN (1:200)

[illegible]

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Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.

The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

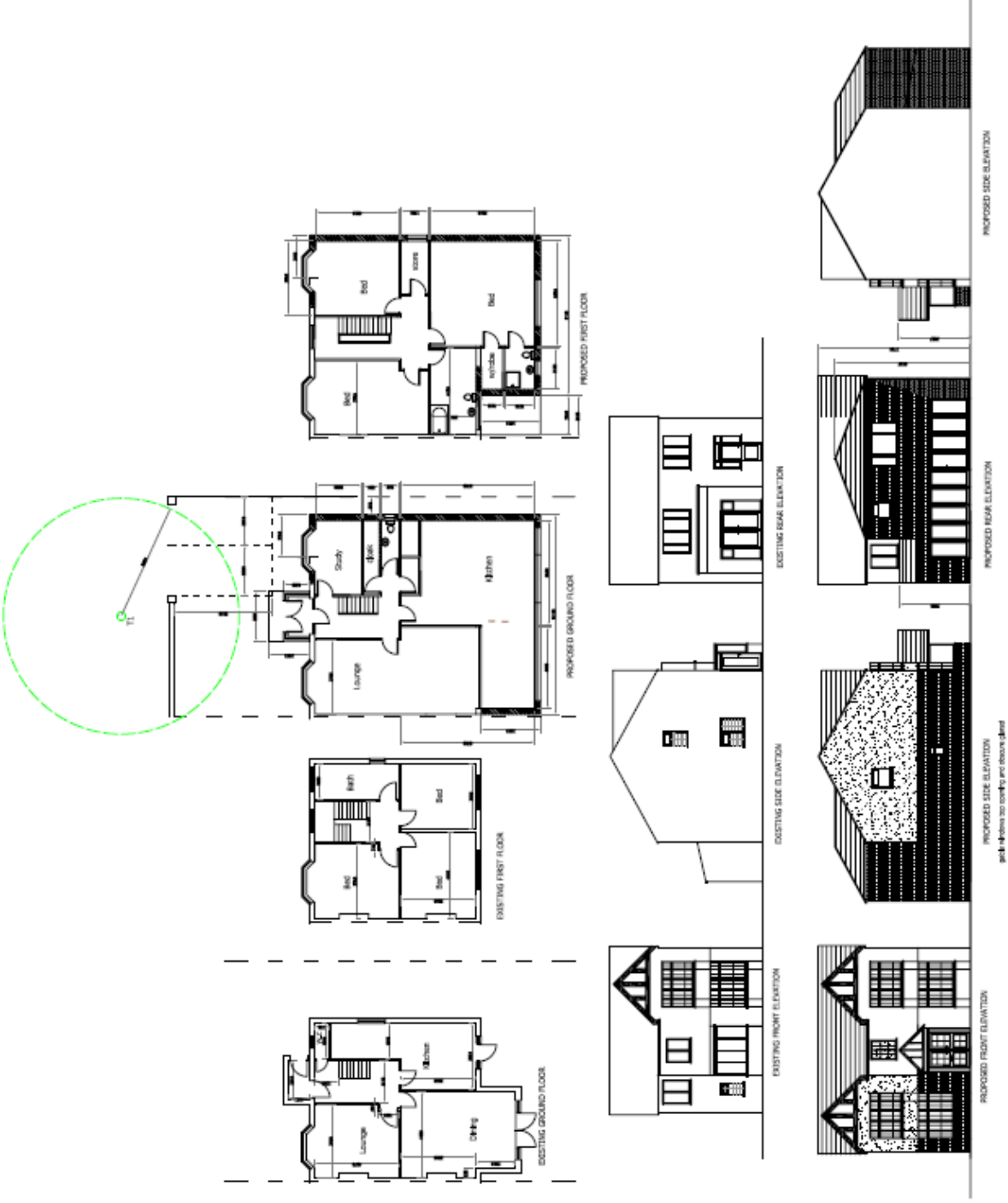
## Notes



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<b>Project</b>	97 ALBERT ROAD WEST BOLTON BL1 5ED	<b>Client</b>	MRS ANISA PATEL
		<b>Drawn</b>	RA
<b>Title</b>	PROPOSED PLANS	<b>Date</b>	SEPTEMBER 2014
		<b>Scale</b>	1:100
		<b>Drawing Number</b>	RAD/1101/14/1/RevE





**Application number**  
**93662/15**



**Development & Regeneration Dept**  
**Development Management Section**

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

**Bolton**  
**Council**

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**Date of Meeting: 14/05/2015**

**Application Reference: 93662/15**

**Type of Application: Full Planning Application**  
**Registration Date: 20/02/2015**  
**Decision Due By: 16/04/2015**  
**Responsible Officer: Paul Bridge**

**Location: 4 HAWTHORN BANK, BOLTON, BL2 3JB**

**Proposal: ERECTION OF DETACHED HOUSE AND GARAGE**

**Ward: Bradshaw**

**Applicant: ICS Construction (Bolton) Ltd**

**Agent : Frank Whittaker Town Planning**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

The application site has been the subject of numerous planning applications for housing development since 2003. The latest being 93287/14 which granted permission for the erection of 3no detached houses and integral garages, associated access and car parking. Work has commenced on site for approval 93287/14 and is due to be completed by early summer 2015.

Planning permission is sought for the erection of a detached dwelling. The design of the dwelling is identical to plot 1 of the previously approved scheme. The dwelling comprises a 2 storey 4 bedroomed detached house with an attached garage and has an 'L' shaped configuration.

The proposed materials used for the construction of the dwellings would be Roxley Red Multi brick and Rathmore Devenish concrete tile for the roof. The driveways would be constructed out of plaspave block paving (Sorrento Carrara). The side and rear boundary treatments to the dwelling would consist of 1.8m high timber fencing and brick pier/timber panel detail.

Access to the site would be via the new access road being constructed in connection with approval 93287/14.

### **Site Characteristics**

The last use of the application site was as a commercial nursery garden with a domestic bungalow. It is accessed via an unmade road at Hawthorn Bank and is bounded by residential properties. At the time of the case officer's site visit construction work was well under way in connection with 93287/14.

The dwellings to the rear along Ambleside Close are set on a slightly higher level than the application site.

Public footpaths surround the site but do not cross the proposed development area.



## **Policy**

### National Planning Policy Framework

Core Strategy policies: P5 Accessibility, S1 Safe, CG1 Cleaner Greener, CG2 Sustainable Design and Construction, CG3 The Built Environment, CG4 Compatible Uses, SC1 Housing.

PCPN2 Space Around Dwellings; PCPN7 Trees; PCPN10 Planning out Crime; PCPN27 Housing Development.

## **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on urban regeneration;
- \* impact on the character of the surrounding area;
- \* impact on existing surrounding land uses and occupiers;
- \* impact on the highway;
- \* impact on drainage;
- \* land contamination.

### Impact on Urban Regeneration

National policy on residential development is contained in the National Planning Policy Framework. In order to promote more sustainable patterns of development, NPPF makes it clear that the focus for additional housing should be on existing towns and urban areas. It is important that new housing is located where it is accessible to jobs, shops and services by modes of transport other than the car. The inefficient use of land should be avoided and to this end maximum use should be made of previously developed land. This is consistent with advice contained within Core Strategy policy SC1 - Housing.

At the heart of national policy within the NPPF is a presumption in favour of sustainable development. The NPPF maintains the importance of supporting sustainable economic development and delivering homes (paragraph 17). The proposed dwelling will be located on an irregular shaped piece of land which was overgrown and may have been considered to have a negative effect on the amenities of the immediate area. The application site is located on previously developed land within the urban area and the planning history includes a recent consent for three dwellings (which is under construction).

Taking these factors into account and giving due weight to the fact that the siting, scale, and design of the proposed dwelling will be appropriate within the surrounding residential context (and is

identical to plot 1 of 93287/14), the proposal is considered to constitute a sustainable form of development in a sustainable location for the purposes of the NPPF and therefore the principle of the proposed development is considered to be acceptable, in accordance with the NPPF and Core Strategy policies SC1 and P5.

#### Impact on the Character of the Surrounding Area

Policy CG3 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. Policy OA5 of the Core Strategy relates specifically to development in North Bolton and states that the Council will conserve and enhance the character of the existing physical environment, and will require special attention to be given to the massing and materials used in new development.

The proposed development comprises a detached dwelling house providing four bedrooms. The area immediately surrounding the site comprises of residential dwellings with 3 and 4 bedrooms and a row of cottages along Hawthorn Bank. The design of the proposed dwelling is identical to plot 1 of 93287/15 and therefore the design of the proposed dwelling is considered acceptable and would be wholly compatible with the new dwellings currently being constructed and would not form an incongruous feature within the streetscene.

The proposed dwelling would have a mixture of turf and hard standings, and the driveway would be constructed out of plaspave block paving 'Sorrento Carrara' which is considered acceptable. The submitted site layout plan details that there would be some planting of small/medium trees along the front and side boundary which would offer some greenery and help soften the appearance of the development.

The boundary treatment to the dwelling would consist of 1.8m high timber fencing to the side and rear. Given the above, it is considered that proposed landscaping both hard and soft is considered acceptable.

Having regard to the above, the proposal is considered to accord with the guidance set out in the National Planning Policy Framework and Policies CG3 and OA5 of the Core Strategy.

#### Impact on Existing Surrounding Land Uses and Occupiers

Core Strategy policy CG4 seeks to ensure that new development proposals are compatible with the surrounding land uses and occupiers.

Guidance contained within Planning Control Policy Note No. 2 provides interface distances between 2 storey properties, being 21 metres between main room windows and 13.5 metres from a main window and a blank gable window.

In respect of the interface distance with the nearest dwellings, there are no principal habitable room windows in the side elevation of No.5 Hawthorn Bank which would directly face the proposal and an adequate distance of approximately 13.9m would be maintained to the closet element of plot no.1.

The dwellings to the rear of the site on Ambleside Close are set on an angle and are a slightly higher level to the proposal. A distance in excess of 21m would be maintained these dwellings and adequate screening would be provided at ground floor level by way of the 1.8m high fencing. As the window at first floor level (bathroom) would offer a view into the rear garden areas and given the relatively close proximity of this window to the rear garden areas of the dwellings on Ambleside Close a condition had been attached to ensure obscure glazing is maintained to this window.

In terms of potential loss of light/overbearing adequate distances would be maintained which would ensure that the occupiers of the surrounding residential dwelling would not experience an unacceptable loss of light or be overbearing.

#### Impact on the Highway

The NPPF requires that development seek to minimise travel, and where significant traffic is to be generated these should be located within sustainable locations, maximising the use of sustainable transport modes.

Core Strategy policy P5 and S1 seek to ensure developments which would not have an adverse impact upon the road network and which makes appropriate provision for parking, the needs of pedestrians and vehicle manoeuvring.

Public footpaths adjacent to the site will not be affected by the application, however advice will be attached to any grant of consent as an informative notice to ensure the public rights of way are not affected during the construction of the development.

Whilst this current application has amended the access layout to the previously approved scheme (93287/14) adequate access remains to Plots 1, 2 and 3 of approval 93287/14.

The proposal would provide three parking spaces, comprising of two spaces within the integral double garages and enough room for a space directly to the front of the garage. Given that the dwelling would be four bedroomed this number of parking spaces is considered acceptable. It is also considered that the addition of one more dwelling (in addition to the three currently under construction) would not generate significant additional traffic movements in the surrounding area. As a result, it is considered that the proposed development is in accordance with policies. The Council's Highways Engineers have confirmed that the submitted scheme is acceptable and raise no objections subject to a number of conditions.

#### Impact on Drainage

The site is not located within a flood risk area or critical drainage area.

The application site is located on an existing brownfield site and is below the threshold of 5 or more residential units for policy CG2 of the Core Strategy to be applicable. As established on the main development the surface water to be derived from roofs and paved driveways/paths will be separated from any foul discharge and will be directed to the originally approved (and completed) outfall via a 225mm surface water drain into the open watercourse located within the garden of 9A Ruins Lane.

United Utilities have been consulted and have no objections to the proposal. It is considered therefore that in this instance the proposed development is acceptable in terms of drainage.

#### Land Contamination

The applicant has submitted a preliminary Risk Assessment in support of the application prepared by The Arley Consulting Company Limited Report No 14687/1 May 2014. The PRA adequately assesses the historical, environmental and geological information on site. The reports highlight the potential for contamination to exist near the surface strata and recommends an intrusive investigation to establish if pollutants exist and to confirm its suitability for residential use.

Bolton Council's Pollution Control Officers are in agreement with the conclusions of the submitted PRA. They have advised that there is no requirement for gas protection measures. In addition,

surface scrape and removal of potentially impacted soils has already occurred and therefore it is unlikely that materials likely to cause vapour generation remain on site. Environmental Health have no issues in the continuing construction whilst the Phase II report is completed. A condition has been attached to ensure that the dwellings cannot be occupied until the Phase II report has been submitted and approved and any remedial work carried out.

### **Conclusion**

For the reasons discussed above it is considered that the proposed development would accord with all relevant policies. Members are therefore recommended to approve this application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** Three letters have been received in response to the planning application publicity. One who is neither objecting to or supporting the application and two who have raised the following concerns:

- \* Why was this house not done at the same time as the previous application? *(The current application has been assessed on its own planning merits).*
- \* The building work is very disruptive *(With any development there will be an element of noise and general disturbance during the construction phase. Whilst this is a material planning consideration, it is not a reason to refuse planning permission as this would be for a temporary period).*
- \* They will have no parking facilities near their house *(This current proposal would not affect the current parking facilities for the dwellings along Hawthorn Bank and in addition one cannot rely on another person's land for parking).*
- \* A boundary wall has been damaged by a builders wagon *(Any damage to neighboring dwellings is a civil matter and does not fall within the jurisdiction of the Local Planning Authority).*
- \* The proposal would restrict access to the rear of No.5 Ambleside Close *(Any potential access and egress issues would be a civil matter and does not fall within the jurisdiction of the Local Planning Authority. In addition the applicant has signed Certificate A to state that the proposed development would be wholly contained within the land under the ownership of the applicant. The Local Planning Authority is entitled to rely on that declaration without further investigation).*

**Petitions:-** One petition has been received with five signatures on, who have raised the following concerns:-

- \* Dispute in respect of a Deed of Grant of Rights *(The issues in respect of Deed of Grants of Right and private access are a civil matter and do not fall within the jurisdiction of the Local Planning Authority).*
- \* The access arrangements have changed and differ from those previously approved and agreed on application 93287/14 *(This current application and its access arrangements will be assessed on their own merits).*
- \* Refuse collection *(The principle of the private road on Hawthorn Bank being acceptable for refuse collections was considered during consideration of the previous application and was considered acceptable).*
- \* Only three house should be built on the this site and the adjacent site.
- \* Impact on highway safety/Insufficient parking provision.
- \* Out of Character with the area.

**Elected Members:-** No comments received.

### **Consultations**

Advice was sought from the following consultees:- Highways Management, Public Rights of Way, Neighbourhood Services Manager

### **Planning History**

Planning permission was granted in February 2015 for the erection of three detached houses (93287/14).

Planning permission was granted in May 2014 for the erection of three detached houses and garages with associated access and parking. (91986/14)

Planning permission was granted in August 2005 for the erection of 5 detached houses and garages with a variation to Condition 10 on the consent referenced 64613/03 relating to 5 car parking spaces (71257/05).

Planning permission was granted in October 2003 for the demolition of greenhouses and a chalet bungalow and the erection of 5 detached houses and garages together with improvements to the access (64613/03).

A planning application was withdrawn in October 2002 for the demolition of greenhouses and a chalet bungalow and the erection of 5 detached houses and garages together with improvements to the access (62427/02).

**Recommendation:            Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development full details of the highway works at Back Hawthorn Bank shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being first brought into use and retained thereafter.

Reason

In the interests of highway safety.

3. Within one month of the date of this decision, a Phase II Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Phase II Report shall include the site investigation data, generic quantitative risk assessment, detailed quantitative risk assessment (if required) and recommendations regarding the need or otherwise for remediation.

Should the Phase II Report recommend that remediation of the site is required then unless otherwise agreed in writing with the Local Planning Authority, no dwellings shall be occupied, until an Options Appraisal has been submitted to, and approved in writing by, the Local Planning Authority. The Options Appraisal shall include identification of feasible remediation options, evaluation of options and identification of an appropriate Remediation Strategy.

Implementation of Remediation Strategy

No dwellings shall be occupied unless otherwise agreed in writing with the Local Planning Authority, until the following information relating to the approved Remediation Strategy has been submitted and approved by the Local Planning Authority:

Detailed remediation design, drawings and specification;

Phasing and timescales of remediation;

Verification Plan which should include sampling and testing criteria, and other records to be retained that will demonstrate that remediation objectives will be met; and

Monitoring and Maintenance Plan (if appropriate). This should include a protocol for long term monitoring, and response mechanisms in the event of non compliant monitoring results.

The approved Remediation Strategy shall be fully implemented in accordance with the approved phasing and timescales and the following reports shall then be submitted to the Local Planning Authority for approval in writing:

A Verification Report which should include a record of all remediation activities, and data collected to demonstrate that the remediation objectives have been met; and

A Monitoring and Maintenance Report (if appropriate). This should include monitoring data and reports, and maintenance records and reports to demonstrate that long term monitoring and maintenance objectives have been met.

The approved Remediation Strategy shall be fully implemented in accordance with the approved phasing and timescales contained within. It is recommended that copies of the plans, reports and documentation are supplied to the purchasers of the properties to assist in conveyancing in later years.

No dwelling shall be occupied until the associated provision for off street parking has been completed and made available for the use of that dwelling. Such spaces shall be available at all times for the parking of a private motor vehicle.

Reason: In the interest of the future occupiers of the dwelling.

4. Before the first occupation of the dwelling hereby approved, the bathroom window at first floor level in the eastern side elevation shall be fitted with obscure glazing whose obscuration level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely obscure) and shall be permanently retained in that condition thereafter.

Reason

To protect the privacy, outlook and living conditions of neighbouring occupiers.

5. No dwelling shall be occupied until the associated provision for off street parking has been completed and made available for the use of that dwelling. Such spaces shall be available at all times for the parking of a private motor vehicle.

Reason: In the interests of highway safety.

6. The development hereby permitted shall be constructed entirely of the approved materials. Details of which are detailed below:-

Brick Photo/Spec : Weinerburger – Loxley Red Multi-Brindle

Roof Photo/Spec : Rathmore Devenish

Floor Paving Photo/Spec : Sorrento Carrara Stone.

Reason

For the avoidance of doubt as to what is permitted.

7. The site shall be treated in accordance with the approved landscape scheme detailed in drawing no' s FW/P1186/ICS/14 : Site Layout Plan and FW/P1186/ICS/16 : Specification Notes. The scheme including all details of trees and shrubs to be planted, walls, fences, boundary and surface treatment shall be carried out within 12 months of the commencement of development. Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

Reason: To safeguard the amenity of the area

8. No dwelling shall be occupied until the access road leading to the development hereby approved has been constructed and completed in accordance with the FWP1186/ICS/14.

Reason

In the interests of highway safety.

9. The garage hereby approved shall be made available at all times for the parking of motor vehicles.

Reason

The loss of garage spaces would be likely to lead to an increase in on-street parking to the general detriment of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order) no extensions, porches, garages, outbuildings, (other than those expressly authorised by this permission) shall be constructed on the dwelling hereby approved.

Reason

To safeguard the character and appearance of the dwellings

11. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

FW/P1186/ICS/01A : Site Location.

FW/P1186/ICS/6A : House Type Details.

FW/P1186/ICS/14 : Site Layout Plan.

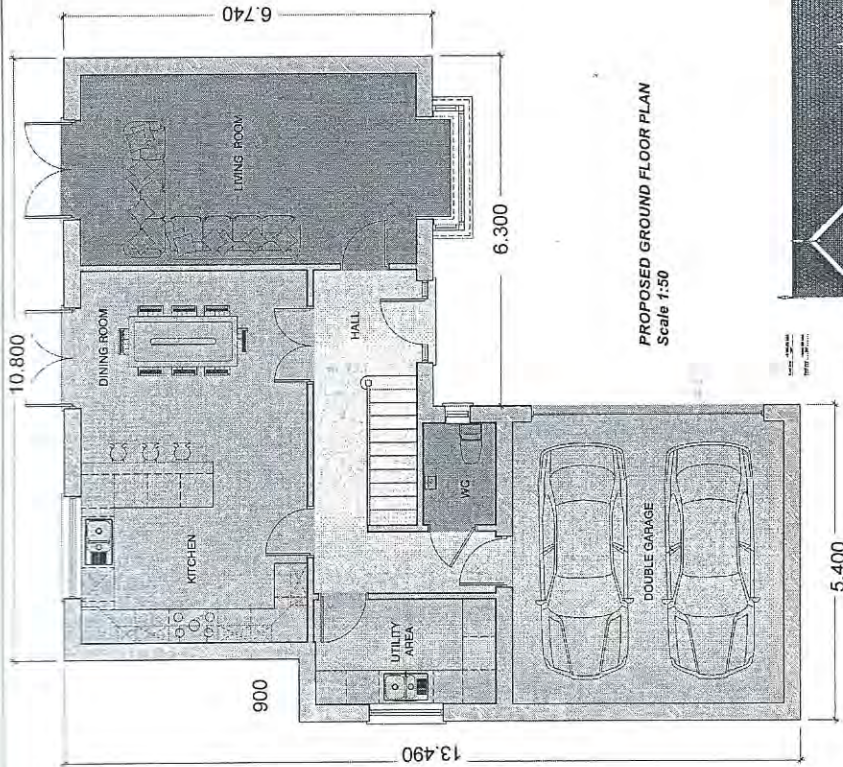
FW/P1186/ICS/15 : Sections/Levels.

FW/P1186/ICS/16 : Specification Notes

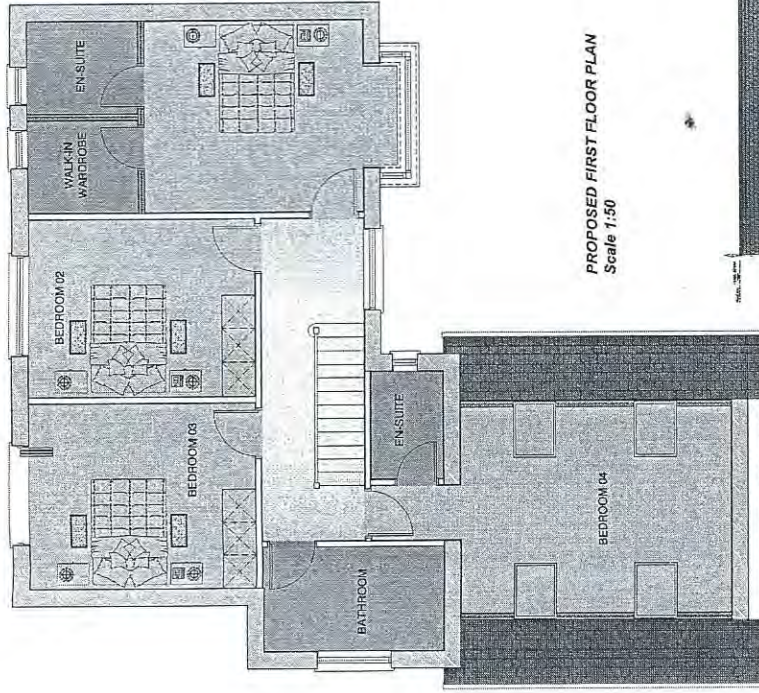
Reason

For the avoidance of doubt and in the interests of proper planning.

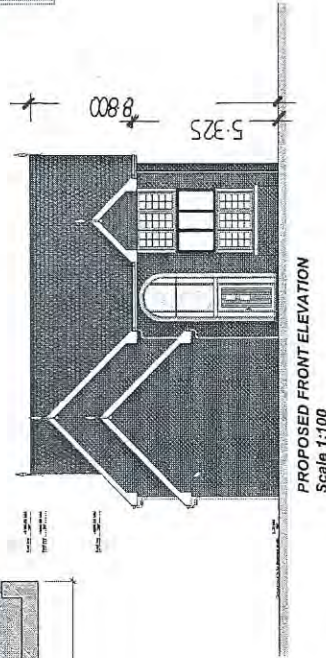




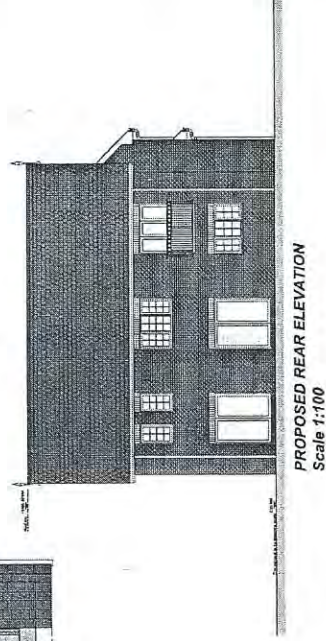
PROPOSED GROUND FLOOR PLAN  
Scale 1:50



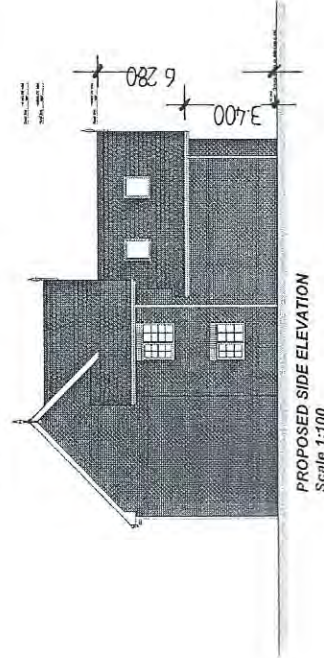
PROPOSED FIRST FLOOR PLAN  
Scale 1:50



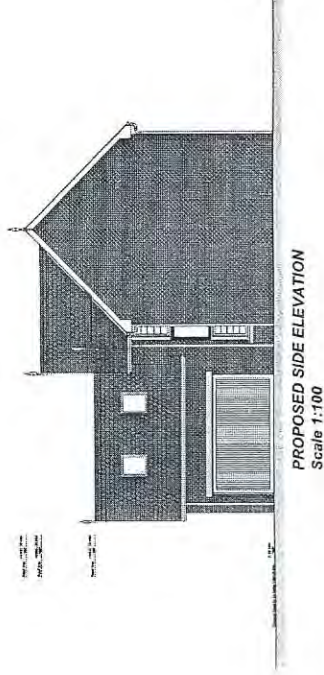
PROPOSED FRONT ELEVATION  
Scale 1:100



PROPOSED REAR ELEVATION  
Scale 1:100



PROPOSED SIDE ELEVATION  
Scale 1:100



PROPOSED SIDE ELEVATION  
Scale 1:100

Notes  
6 Rev A

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rev/date int description

167

DESIGN CONSULTANTS  
Project management

Suite 06, Douglas House  
194, Belmont Road  
Bolton  
BL1 7AR  
TEL: 0845 834 0368 / 07743 161939  
EMAIL: admin@abeprofessional.co.uk  
WEBSITE: www.abeprofessional.co.uk

CLIENT

MR. IAN CARPENTER  
ICS CONSTRUCTIONS

PROJECT

HAWTHORN BANK,  
RUINS LANE, TURTON,  
BOLTON, BL2 3JH

TITLE

HOUSE 01

FWP1186/CS/06 Rev A

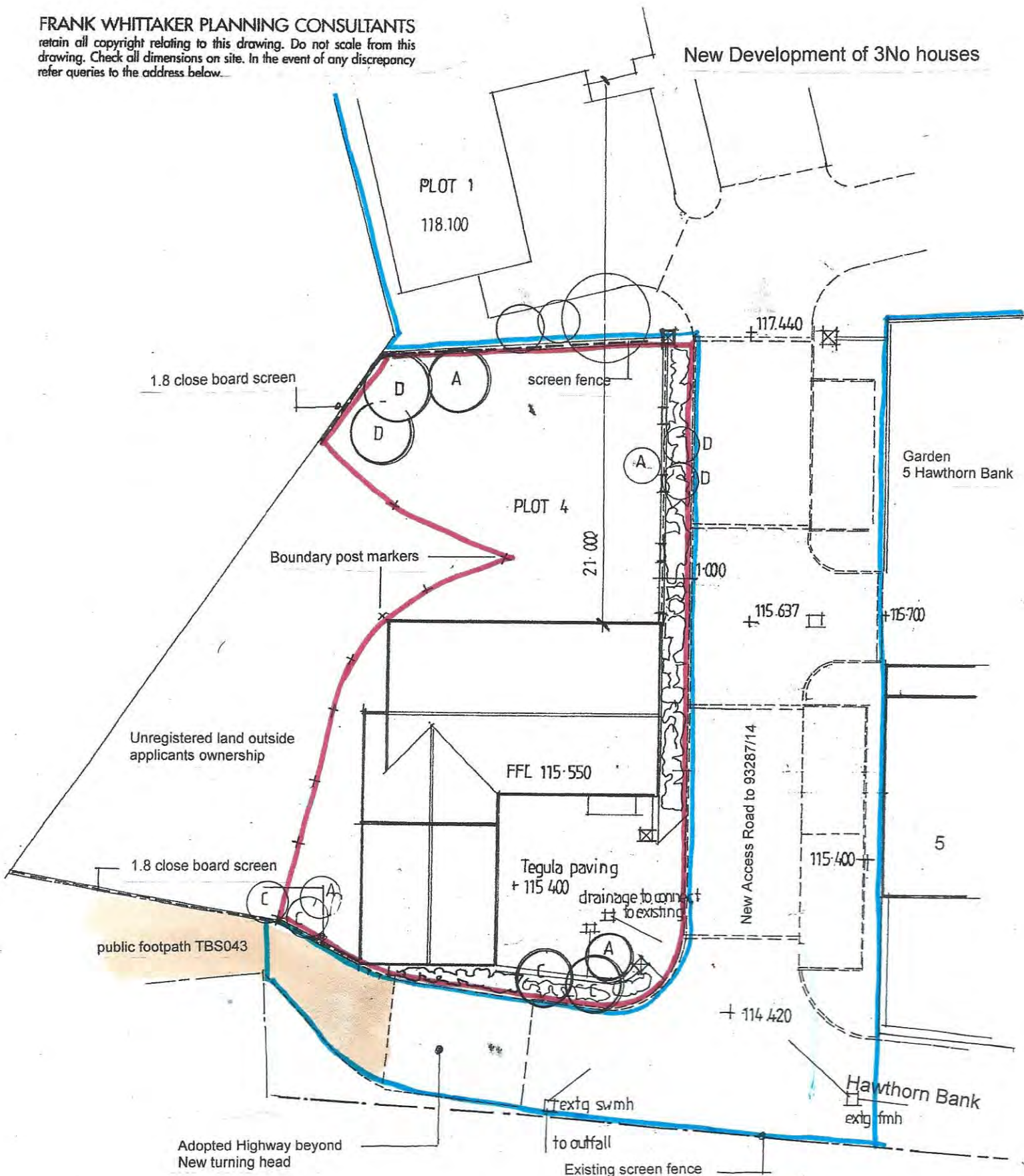
SCALE AS SHOWN ON A1

CONTRACT 195

DWG No. 102

REV





PROPOSED RESIDENTIAL DEVELOPMENT OF  
FORMER HAWTHORN BANK NURSERY  
OFF RUINS LANE HARWOOD BOLTON

Scale 1:200 @ A4

FW/P1186/I.CS/14

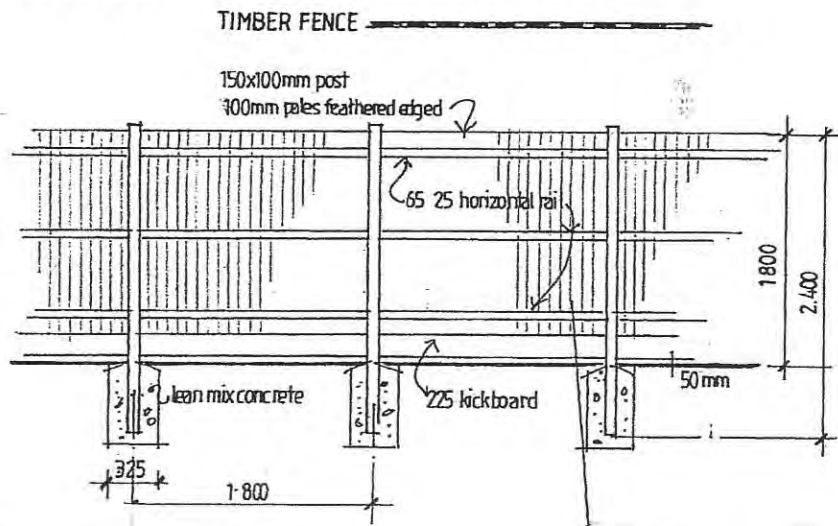
168  
BEECHWOOD, SHADY LANE, BROMLEY CROSS, BOLTON BL7 9AF TEL (01204) 303168

*Frank*  
*Whittaker*  
PLANNING CONSULTANTS

# FRANK WHITTAKER PLANNING CONSULTANTS

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## BOUNDARY DETAILS




## Tree Planting

Single & groups of 3, Standards 3m high, 100mm girth

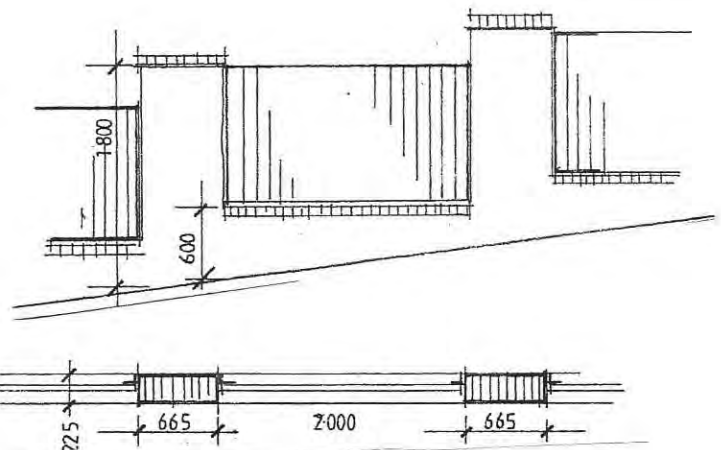
- A Sorbus Aucuparia
- B Prunus 'Sunset Boulevard'
- C Betula Pendula
- D Acer Campestre 'Elsrijk'

## Shrub planting

Cotoneaster 'Skogholm' 

Lonicera nitida

Shrubs planted in batches 30  
Set in 2 row at 450mm staged  
Centres



## Roof Type

Rathmore Devenish:-Lakeland Blue  
( As Plots 1-3 )

## Brick Type

Loxley Red Multi  
( As Plots 1-3 )

## Paving Type

Plasmore  
Sorrento  
Carrara Stone

## Screen Wall Detail

## SPECIFICATION DETAILS

PROPOSED RESIDENTIAL DEVELOPMENT OF  
FORMER HAWTHORN BANK NURSERY  
OFF RUINS LANE HARWOOD BOLTON

FW/P1186/ICS/16  
169

N.T.S

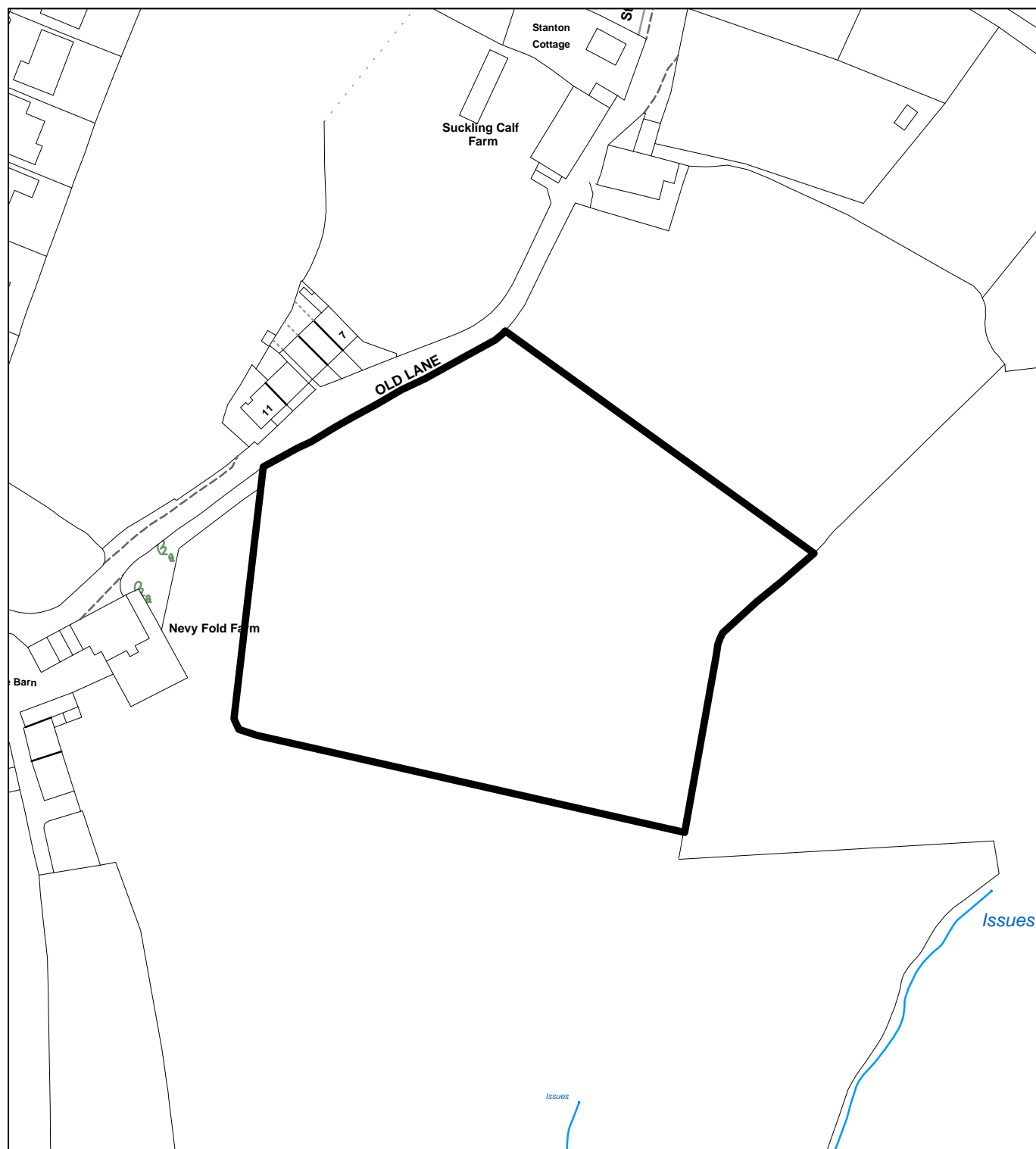
BEECHWOOD SHADY LANE BROMLEY CROSS BOLTON BL7 9AF TEL 01202 400010

Frank  
Whittaker

PLANNING CONSULTANTS

Application No.

**93695/15**



Development and Regeneration Department  
Planning Control Section

Town Hall, Bolton, Lancashire, BL1 1RU.  
Telephone (01204) 333333  
Fax (01204) 336399

**Bolton  
Council**

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**Date of Meeting: 14/05/2015**

**Application Reference: 93695/15**

**Type of Application: Full Planning Application**  
**Registration Date: 24/02/2015**  
**Decision Due By: 20/04/2015**  
**Responsible Officer: Helen Williams**

**Location: NEVY FOLD FARM, OLD LANE, HORWICH, BOLTON, BL6 6QL**

**Proposal: CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN TOGETHER WITH ERECTION OF STABLES.**

**Ward: Horwich North East**

**Applicant: Mrs Hacking**  
**Agent : Equestrian Design**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

Permission is sought for the erection of a stable building comprising two stables and a store, to replace an existing field shelter. The proposed building is to measure 10.8 metres by 3.6 metres and will be 2.9 metres in height (to the ridge). It is to be sited at the south western corner of the site, where the existing shelter is currently sited. The stables are to be timber clad and stained brown in colour.

A new stone track is also proposed from the existing hard standing by the entrance gate (onto Old Lane) to the proposed stables. A manure trailer is proposed to stand on a new concrete area to the northern side of the stables.

The applicant has submitted two horse passports with the application to confirm ownership of the two horses that are currently accommodated within the field and that will be stabled within the proposed development.

The applicant states that the existing field shelter does not meet their long term stabling and storage needs.

The stables will only be used privately by the applicant and their two horses (not on any commercial basis).

### **Site Characteristics**

The application site is a 2 acre agricultural field, which was until recently part of the agricultural holding of Nevy Fold Farm. It is currently being used for the keeping and grazing of the applicant's two horses. An open fronted field shelter (measuring approximately 5.4 metres by 3.7 metres, and 3

metres in total height) has been erected at the south western corner of the field/application site for the horses.

The application site slopes down from the north east to the south west, with the shelter being located at the lowest level of the field. Access into the field is from a gate to the north off Old Lane. The site is bounded to the west with a low timber picket fence, to the south by low post and rail fencing, and to the north by a low dry stone wall.

Old Lane (also public right of way HOR027) runs to the north of the site. The cottages at 7 to 11 Old Lane face the application site/northern part of the field.

A graveled access track runs parallel with the western boundary of the site, which accesses land to the south and west.

Nevy Fold Farm neighbours the application site to the west.

The application site is within the Green Belt (the Green Belt starts to the south of Old Lane).

### **Policy**

National Planning Policy Framework (NPPF)

Core Strategy Policies: P5 Transport and Accessibility; S1 Safe Bolton; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.

Allocations Plan Policies: P8AP Public Rights of Way; CG7AP Green Belt.

PCPN28 Equestrian Development

### **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on the purposes and openness of the Green Belt
- \* impact on the character and appearance of the area
- \* impact on the amenity of neighbouring residents
- \* impact on the highway
- \* impact on the adjacent public right of way
- \* impact on flooding and drainage

### **Impact on the Purposes and Openness of the Green Belt**

Both Paragraph 89 of the National Planning Policy Framework (NPPF) and Allocations Plan Policy CG7AP state that the construction of new buildings should be regarded as inappropriate development in Green Belt, with the exceptions being [amongst other things] the provision of appropriate facilities for outdoor sports and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

PCPN28 sets out the Council's policy guidance relating to equestrian developments and states that proposed stables and storage buildings must be essential and genuinely required by the applicant. The NPPF and Allocations Plan have replaced the word "essential" with "appropriate". PCPN28 continues by stating that the applicant will be required to justify the creation of a new facility.

The applicant currently keeps two horses on the application site and horse passports for these two horses have been submitted with the application to verify this. It is therefore considered that the proposed stables building (comprising two loose stables and storage) is genuinely required by the applicant, who currently only has an open field shelter for their horses. It is considered that the scale of the development is appropriate and in accordance with guidance contained within PCPN28.

The applicant has stated that the proposed stables will be solely used for their private use. A condition is therefore suggested to limit the use of the stables for private use, and not for any business purposes, as a business use may not be appropriate for this Green Belt location.

The proposed building is to be sited at the south western corner of the site, which is the lowest point of the field and adjacent to the picket fencing and trees along the boundary of the site. The new building is to replace an existing structure (the field shelter), which is of a similar height and width to the proposed stable building (the new stable building will however be approximately twice as long). It is not considered that the proposed siting and scale of the development will not harm the openness of the Green Belt in this location.

For these reasons it is considered that the proposed development would not jeopardise the purposes or openness of the Green Belt, complaint with Allocations Plan Policy CG7AP.

#### Impact on the Character and Appearance of the Area

Policy CG3 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, will require development to be compatible with the surrounding area in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape and will maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Policy OA1 states that, for developments in Horwich and Blackrod, the Council will conserve and enhance the character of the existing landscape and physical environment and will ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.

It is considered that, due to the small scale of the proposed stables and their siting at the south western corner of the site (at the lowest part of the field), the proposed development would not harm the landscape character or appearance of the area. The stables are also proposed to be constructed from timber boarding, which is considered to be the most sympathetic material for the proposed location.

A short stone track is proposed from the existing hardcore area (behind the access gate) to the proposed stables. This will follow the line of the field boundary and will not be particularly visible from outside the site.

It is therefore considered that the proposed development will conserve the rural fringe character of the area, compliant with Policies CG3 and OA1 of the Core Strategy.

A neighbouring resident has raised concern that any tools or equipment left on the site might attract criminal behaviour. A condition is suggested that there is no open storage within the site, which will also safeguard the appearance of the area.

#### 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 and does not generate unacceptable nuisance, odours, fumes, noise or light pollution.

The proposed stable building will be approximately 25 metres to the south east of Nevy Fold Farm. Whilst this is relatively close, the stables will back onto this property and will replace an existing field shelter. It should also be noted that the building will only be minor in scale, comprising two loose stables.

It is proposed that all collected manure and soiled bedding will be stored within a proposed trailer unit to the side of the stable building. The applicant will arrange for a suitable local contractor to empty and return the trailer on the same day, as and when required, approximately every four weeks.

It is also anticipated that the applicant will 'service' the stables daily as she lives nearby.

It is not considered, given the scale of the proposal, that the development would unduly harm the amenity of neighbouring residents, compliant with Policy CG4 of the Core Strategy.

#### Impact on the Highway

Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] servicing arrangements and parking. Policy S1.2 states that the Council will promote road safety in the design of new development.

There is an existing gate into the field off Old Lane, at the north western corner of the field. It is proposed that this gate is to be continued to be used as access for the stables and that a new stone track will run between the existing hardcore area (to the rear of the gate) and the stables for visiting vehicles. It is anticipated that deliveries of feed, hay, straw, and so on will be undertaken by the same establishment, using a small tractor and trailer once a month. The applicant does not drive and will be visiting the site by foot. Visits by the vet, farrier and dentist will only be about once every 10/12 weeks and the removal of the manure will be approximately every 4 weeks.

It is therefore considered that the vehicular movements associated with the proposed development would be minimal and would not jeopardise highway safety. The Council's Highways Engineers have raised no objection to the proposal.

It is therefore considered that the proposal would comply with Policies P5 and S1.2 of the Core Strategy.

#### Impact on the Adjacent Public Right of Way

Allocations Plan Policy P8AP states that the Council will permit development proposals affecting public rights of way provided that the integrity of the right of way is retained.

Old Lane, which runs to the north of the application site, is also public right of way HOR027. The



footpath is outside of the application site and is some 50 metres away from the proposed building. It is therefore considered that the proposed development will not affect the integrity of the footpath, compliant with Allocations Plan Policy P8AP.

#### Impact on Flooding and Drainage

Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.

The application site is not within a flood risk area.

A French drain is proposed to the front of the stables. A new soakaway is also proposed to the front of the stables.

It is therefore considered that the proposed development complies with Policy CG1.5 of the Core Strategy.

#### **Conclusion**

For the reasons discussed above it is considered that the proposed stable development would not prejudice the purposes and openness of the Green Belt, would not harm the character and appearance of the area, would not unduly harm the amenity of neighbours, would not jeopardise highway safety, would not affect the adjacent public right of way, and would not impact on flooding. Members are therefore recommended to approve this application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** Two letters of objection have been received from residents of Old Lane. These raise the following concerns:

- \* It would be a travesty for the Green Belt as it would be very unsightly from Old Lane;
- \* The stables will be close and visible from their entrance, reception room and garden;
- \* The gate to the field was never meant for vehicles;
- \* The lane is already struggling from traffic and over large vehicles that already come down to the other stables;
- \* The trailer for manure would be unsightly and will cause lots of horse flies;
- \* Manure should be collected and stored at a point furthest away from local residents, i.e. the far end of the proposed stable block;
- \* Any tools and equipment left on show on the site would attract possible attention from possible thieves. All tools and equipment should therefore be locked away from view when not in use;
- \* One objector however fully supports the area being used for equine purposes as long as it stays sympathetic to the lives of local residents, their outlook and the surrounding landscape.

**Horwich Town Council:-** raised no objection at their meeting of 19th March 2015.

### **Consultations**

Advice was sought from the following consultees: Pollution Control Officers, Highways Engineers, Wildlife Liaison Officer and Landscape Officers.

### **Planning History**

None applicable.

**Recommendation:**            **Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1.     The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2.     The development hereby permitted shall be carried out in complete accordance with the following approved plans:

0110215; "Site Plan and Building Information"; dated February 2014  
0120215; "Proposed Drainage and Level Information"; dated February 2014  
"Location Plan 1:25000"; received 24 Feb 2015

Reason

For the avoidance of doubt and in the interests of proper planning.

3.     The stable building hereby approved shall not be used for any business or commercial purposes.

Reason

In the light of the assurances given as to how the development applied for will be carried out and in order to comply with policy CG7AP of Bolton's Allocations Plan and policies S1 and P5 of the Core Strategy.

4. There shall be no open storage within the confines of the application site.

Reason

To safeguard the visual appearance and character of the area, in order to comply with Core Strategy policy CG3 and Allocations Plan policy CG7AP.

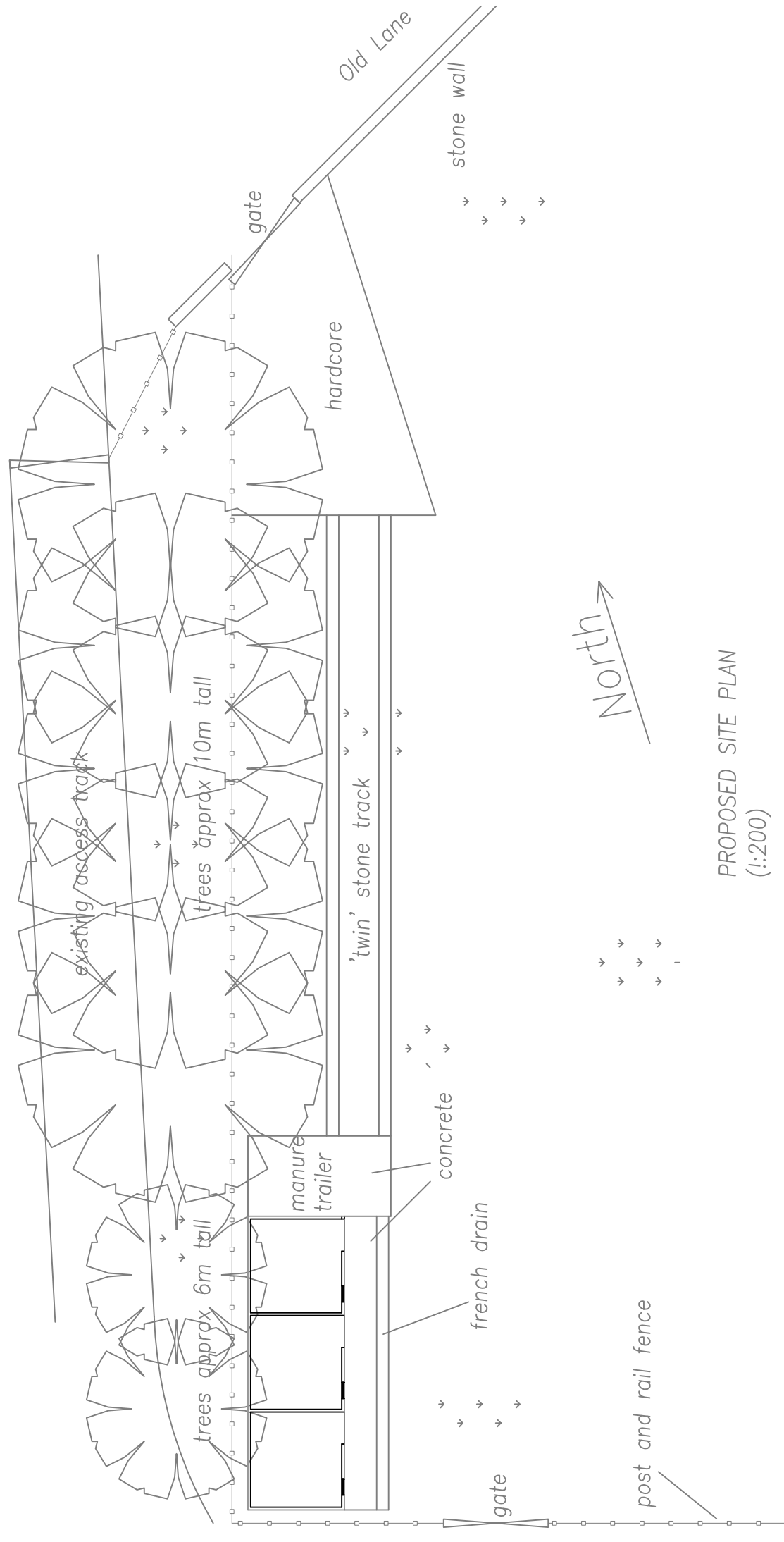
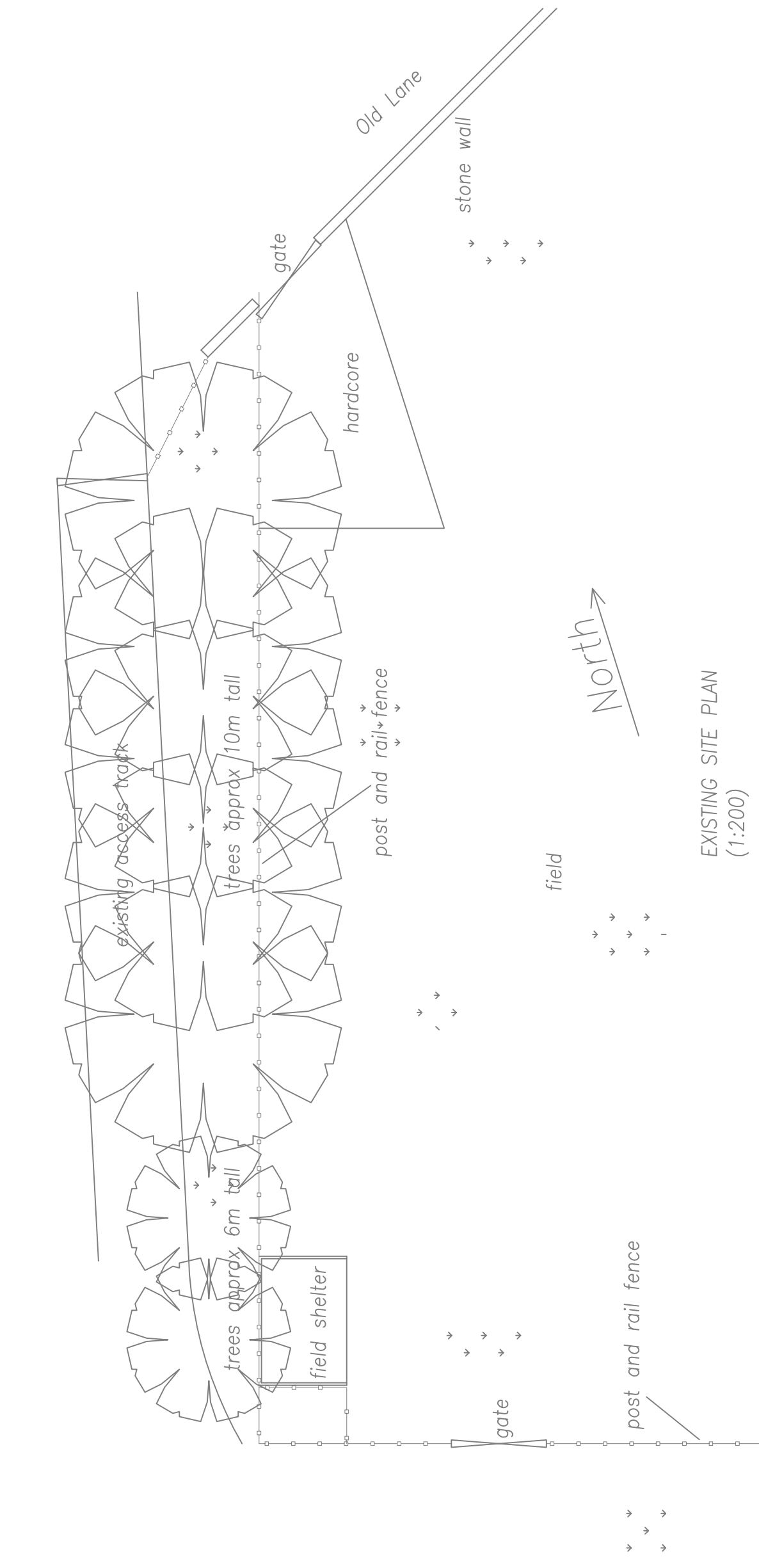
5. There shall be no burning of stable manure and used bedding on the site.

Reason

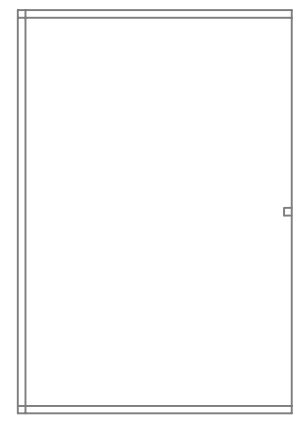
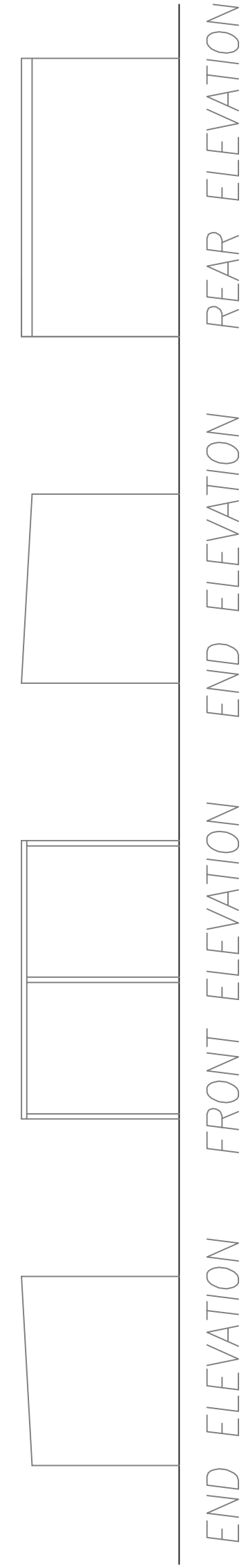
To minimise the impact of odour on general and residential amenity and to prevent future land or water contamination, and in order to comply with Core Strategy policy CG4.



LOCATION PLAN  
1:2500

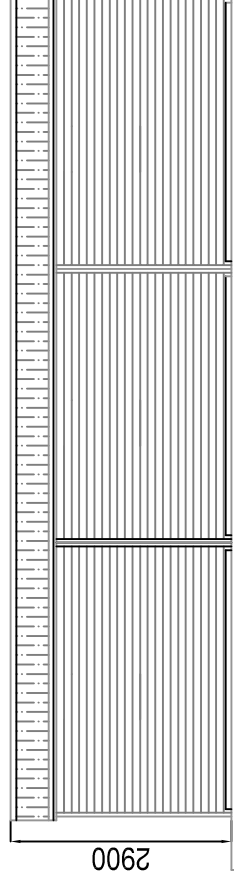
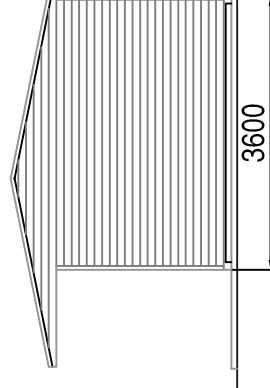
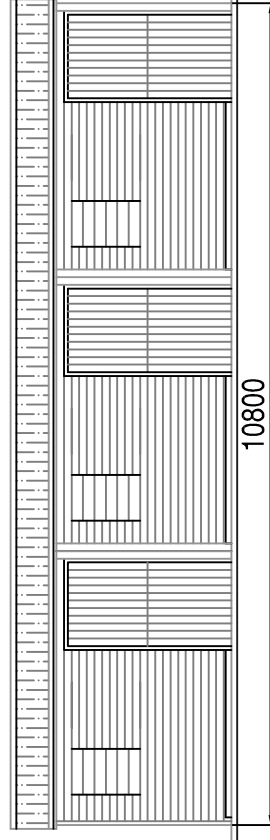
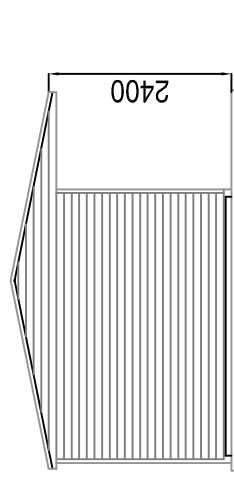
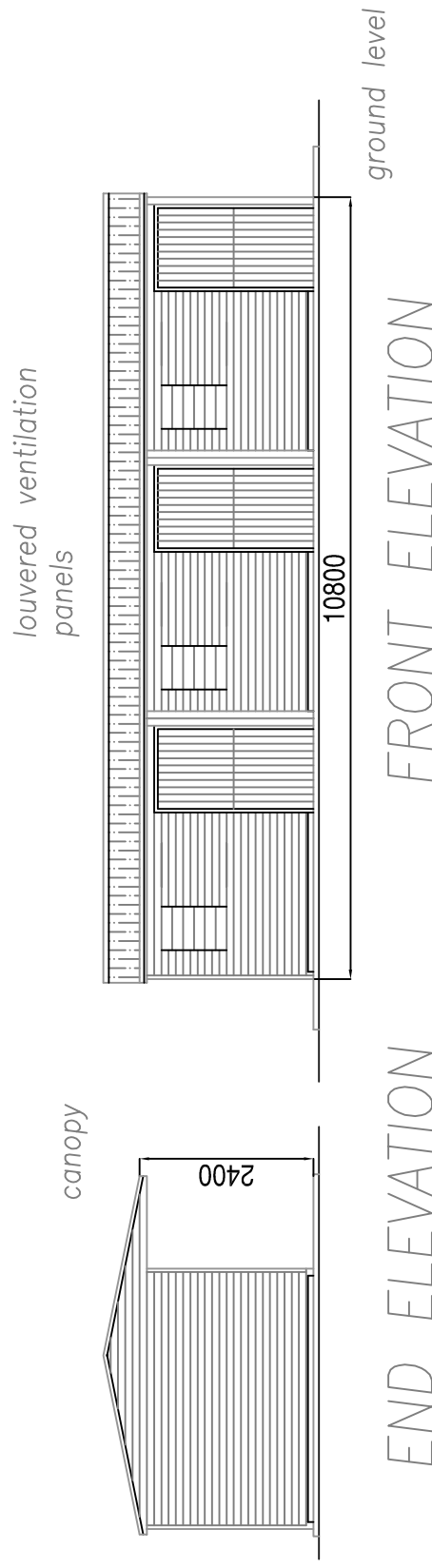


EXISTING FIELD SHELTER INFORMATION  
(1:100)

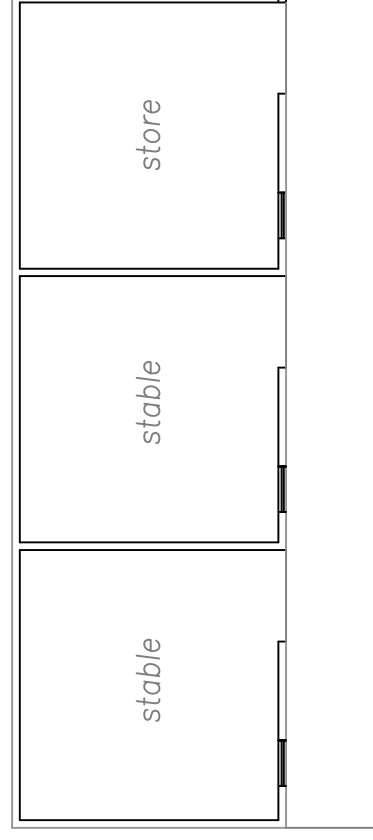


## FLOOR PLAN

PROPOSED BUILDING INFORMATION  
(1:100)



1000



## FLOOR PLAN

# Equestrian Design

EQUESTRIAN DESIGN  
5 WASLEY CLOSE,  
FEARNHEAD,  
WARRINGTON.  
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Client  
MRS N HACKING

Job Title  
PROPOSED NEW STABLE BUILDING  
AND CHANGE OF LAND USE TO  
A FIELD ADJACENT TO OLD LANE,  
HORWICH, BOLTON. BL6 6QZ.

Drawing Title

## SITE PLAN AND BUILDING INFORMATION

Scale  
AS NOTED @ A1

Date FEBRUARY 2014

Drawing Number

g Number	Rev
0110215	

This drawing forms part of a planning application/building control application only and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturer's instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.



# Application number 93780/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93780/15**

**Type of Application: Full Planning Application**  
**Registration Date: 06/03/2015**  
**Decision Due By: 30/04/2015**  
**Responsible Officer: Martin Mansell**

**Location: 68 CHORLEY OLD ROAD, BOLTON, BL1 3AE**

**Proposal: CHANGE OF USE AND CONVERSION OF RETAIL PREMISES TO 5NO SELF-CONTAINED FLATS (RESUBMISSION OF APPLICATION 93493/15)**

**Ward: Halliwell**

**Applicant: Mr Hussain**  
**Agent : Form Architects Ltd**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

Consent is sought for the conversion of this retail property to five one-bedroomed flats. The outer leaves of the elevations would be removed and rebuilt so that the result would be a three storey building at the front with a two storey element to the rear. Windows would be inserted in the side elevation to form the principal windows of the flats. No off-road parking or amenity space would be provided (other than a small front garden), though two areas for the storage of bins and recycling are shown, together with an area for cycle storage under the staircase. Access would be provided at two points - the front ground floor flat would have its own access from the front with the other five flats accessed from a side door. Materials proposed are red brick with white uPVC glazing.

### **Site Characteristics**

The site is a large two-storey retail property. The front element was an electrical supplier and the property has been substantially extended over the years to the rear, likely for storage. The retail element has a traditional shopfront with some features of interest, but in general the property has a poor appearance demonstrating a lack of maintenance and the extensions show an irregular pattern of development. Roller shutters and window mesh add to the harm to the character and appearance of the area.

This part of Chorley Old Road is predominantly residential in character, though there are some offices opposite. This particular row is unusual in that it display the typical pattern of terraced housing, bookended by large three-storey properties, but with the application site attached at the end, affecting the balance. The property immediately adjacent is three-storeys and has been converted to flats. To the north west is another row of terraced housing and the property closest to the application site is in affected two houses used as one, substantially extended to the rear with some room windows overlooking the application site.

## **Policy**

National Planning Policy Framework - Building a strong and competitive economy, promoting sustainable transport, delivering a wide choice of high quality homes, requiring good design, promoting healthy communities

Core Strategy Objectives: SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO9 Crime and Road Safety, SO11 Built Heritage, SO14 Inclusive Housing, SO15 Sustainably Located Housing and SO16 Community Cohesion and Access.

Core Strategy Policies: P5 Transport, S1 Crime and Road Safety, CG2 Sustainable Development, CG3 Design and the Built Environment, CG4 Compatible Uses, SC1 Housing Targets and RA1 Inner Bolton.

## **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on the character and appearance of the area
- \* impact on living conditions
- \* impact on the road network
- \* impact on housing provision

### **Impact on the Character and Appearance of the Area**

Section 39 of the Planning and Compulsory Purchase Act 2004 places a general duty on Local Planning Authorities that in the exercise of their powers they have regard to the desirability of achieving good design.

The National Planning Policy Framework recognises the role of the planning system in creating a high quality built environment and notes that well-designed buildings and places can improve the lives of people and communities. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. The Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. One of these principles is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy SO11 of Bolton's Core Strategy is a strategic policy and seeks to conserve and enhance the



best of Bolton's built heritage and landscapes, and improve the quality of open spaces and the design of new buildings. Core Strategy Policy CG3 seeks to ensure that development proposals display innovative, sustainable design that contributes to good urban design, respects and enhances local distinctiveness, and has regard to the overall built character and landscape quality of the area. Proposals should also be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment including hard and soft landscaping and boundary treatment. Historical associations should be retained where possible.

Policy RA1 of the Core Strategy relates specifically to Inner Bolton and seeks to conserve and enhance the distinctive character of the existing physical environment, ensure that development has particular regard to massing and materials used, due to the predominance of red brick, slate-roofed, two-storied terraced housing, respect and strengthen the traditional grid-iron pattern and the street-scaping of existing housing and mills where it is compatible with good urban design and make efficient use of land in inner Bolton due to existing higher levels of development density whilst requiring development to provide adequate privacy and amenity space and conform to the overall spatial approach.

The front element of the building envelope essentially replicates that of the adjacent property - a substantial three-storey gable fronted property. To the rear, the two storey element replicates the structure that already exists at the site. In this regard, the property is considered to be compatible with the street scene, taking its key characteristics from the immediate area. That said, the terraced row would have two large properties on the north-west end and one on the south-east end; however, this is considered to be acceptable as the row is quite long and therefore the imbalance will be less apparent and furthermore the row is already imbalanced to a degree by the application site. The side elevation will be over-fenestrated in relation to nearby properties, but this has been minimized by keeping the windows as far to the rear as possible. The step-down between the three-storey element and the two-storey element keeps the principle of subservience between the two elements and the small enclosed front garden contributes to keeping the development compatible with the street scene.

The development is considered to be compatible with the street scene by way of replicated key features from nearby properties.

#### Impact on Living Conditions

The National Planning Policy Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. Two of these principles are that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and reduce pollution.

Policy CG4 of Bolton's Core Strategy seeks to ensure that new development is compatible with surrounding land uses; protects amenity, privacy, safety and security; does not cause unacceptable nuisance or pollution; and takes potential historic ground contamination into account. The use is considered appropriate for this area, given the generally residential context. Concerns about the type of person that a development may attract are often raised, but the general approach of the planning system is to permit different types of residential accommodation within an area, provided that an area is not at risk of being overly dominated by one particular type of accommodation. That is not the case in this instance - the adjacent property has been converted to flats, and small one-bedroomed flats do exist within the area, but the area in general is predominantly terraced housing.

Due to a lack of knowledge about the internal layout of No. 66, it has not been possible to look at the issue of room incompatibility i.e. it may be the case that bedroom in the new development are adjacent to living rooms in the adjacent property, and vice versa; however a condition will be

imposed requiring acoustic treatment between the properties. The rear two storey element has the same footprint and ridge height as the existing property and therefore the impact on outlook from No. 66 will not be adversely affected.

The comments of the objectors at Nos. 70 and 72 in relation to overlooking are noted. The objector's property has been substantially extended to the rear and new windows have been inserted in the side elevation, overlooking the application site and the footways and carriageway in between. There are four windows in the side elevation, not all of which appear to serve main rooms. The test for the Council should be whether the living conditions enjoyed at Nos. 70 & 72 (essentially one property, or at least with a degree of commonality) would be so harmfully affected by the development that the proposal should be resisted on this basis.

These two terraced houses have their principal windows at the front and rear and none of these windows will be affected by the proposed development. The side windows were added as a result of later extensions and it is not considered that any of these side windows, sited at the back of pavement and overlooking the public highway can benefit from the same degree of protection as windows at the front and rear. To do so would mean that inserting windows in the side gable of a terraced house can preclude otherwise reasonable development across a public highway and this would seem to be an untenable position. In any event, the majority of windows at the property, all the front and rear windows, will not be affected in any way by the proposed development, meaning that the overall impact on the objector's property is limited.

The lack of amenity space is noted but it is considered that a more flexible approach can be taken in denser areas such as this, given the sustainable location close to the town centre. It is difficult to see how private amenity space could be provided at this site and this particular policy issue is not considered to carry such weight that the application should be resisted on this basis alone.

The proposal is considered to comply with Policy CG4 of Bolton's Core Strategy.

#### Impact on the Road Network

Policy SO9 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, improve road safety. Policy P5 seeks to ensure that new development takes into account accessibility, pedestrian prioritisation, public transport, servicing, parking and the transport needs of people with disabilities. Policy S1 seeks to promote road safety.

The Council Highway Engineers have responded to state there are no highway objections, subject to the Neighbourhood Services Manager confirming that the bin store would be adequate to prevent bins from being stored on the highway.

The two bin stores were added following advice from Waste and Fleet and are considered to be adequate.

This is a sustainable location, less than one mile from the town centre boundary and well served by public transport along Chorley Old Road, Chorley New Road and Vernon Street with 12 buses per hour in each direction along Chorley Old Road at peak times. This is not a location where the occupants would need access to a private motor vehicle. Clearly they may still wish to have access to a car, in which case they would have to seek on-road parking in competition with existing residents. However, it is not considered that existing residents can exercise any greater right to an on-road parking space than anyone else, including new residents. The test for the Council should instead be whether the development is of such a scale that on-road parking could have such an impact on highway safety that the application should be resisted on this basis. This is not considered to be the case, given the acceptance of Highway Engineers. In any case, parking standards are expressed as a

maximum, not a minimum. There is no policy requirement for off-road parking here.

The proposed use is not considered to be likely to give rise to significant changes in the nature of vehicular or other movements over and above the existing lawful use. It is also noted that the Council's Highway Engineers do not raise objection. The proposal is considered to comply with Core Strategy Policies SO9, P5 and S1.

#### Impact on Housing Provision

The National Planning Policy Framework recognises the role of the planning system in providing the supply of housing required to meet the needs of present and future generations and the need to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The Framework contains 12 core land-use planning principles that should underpin both plan-making and decision-taking. Two of these principles are that planning should proactively drive and support sustainable economic development to deliver the homes and thriving local places that the country needs whilst encouraging the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value.

The Core Strategy plans for an average of 694 additional dwellings per annum between 2008 and 2026, an overall total of 12,492 dwellings. This is above the minimum level specified in the approved Regional Spatial Strategy and reflects the factual evidence from the Housing Market Assessments and the Sustainable Community Strategy aim of creating housing that meets Bolton's needs. This figure will need to have a degree of flexibility to enable the higher rate of housing delivery required in Bolton as part of the Greater Manchester Growth Point.

The location of new housing will reflect the overall spatial option of concentrating development in Bolton town centre, renewal areas and at Horwich Loco Works. There will continue to be some development in the outer areas where it is in character with the surrounding area and where there is adequate infrastructure. The Transforming Estates programme will provide new housing on sites in council-owned housing areas, as part of an integrated approach of transforming the physical environment, and fostering community and economic regeneration.

The Housing Market Assessments have provided an evidence base to inform the required mix of housing types. This shows that there is a requirement to construct more larger houses than has recently been the case, as well as to continue to provide for the increasing proportion of small households.

Policies SO14, SO15 and SO16 of Bolton's Core Strategy are strategic objectives within the "Strong and Confident Bolton" theme and seek to provide housing that meets the needs of everybody, reflecting the needs of an ageing population and a growth in the number of households, focus new housing in the existing urban area, especially in Bolton town centre, council-owned housing areas and in mixed-use developments on existing older industrial sites and to develop mixed communities which encourage community cohesion and ensure access for all to community and cultural facilities.

National policy seeks to significantly increase the number of housing units overall. The Core Strategy seek to focus housing growth within Inner Bolton areas such as this, make more efficient use of land and notes a requirement for smaller households. The proposal is considered to make a small but positive contribution to housing provision.

#### **Value Added to the Development**

A previous application for six flats with a more modern appearance was withdrawn at the recommendation of Planning Officers, who have worked with the Applicant to reduce the unit numbers by one, maintain the impact on No. 66 as existing, provide some bin storage and result in a design more in keeping with the street scene.

### **Conclusion**

This development is considered to be compatible with the street scene. The benefits of improving the appearance of this neglected property are noted. The impact on the living conditions at No. 66 will be little different and the majority of windows at Nos. 70 & 72 will not be affected. Parking is not considered to be a major issue in this sustainable location and car ownership is likely to be low or non-existent. The lack of amenity space is noted but is not considered that a refusal could be defended on these grounds alone - the building envelope will remain largely as existing and therefore over-development would be difficult to defend.

The proposal will deliver a small increase in housing provision and insufficient harm has been identified to outweigh this.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** two letters of objection have been received from nearby properties. The grounds of objection are:-

- we understand the property requires considerable amount of work to bring it to standard but we would support the property being brought into use as a single dwelling, rather than multiple dwellings of this considerable scale
- in accordance with planning policy has a requirement of one parking space per flat therefore there will be a requirement of 5 parking spaces. Currently all residents within the vicinity of this site park their vehicles on the street, which means there is a considerable lack of parking spaces
- all properties nearby have virtually no allocated parking or off street parking spaces. The ratio of cars to dwellings currently in the area means on average there is more than one car to each property. The area is already heavily congested in terms of parking and this current application will exacerbate this issue further
- the adjacent property to the application site is already converted to self contained flats, this is currently causing major issues not only from environmental perspective but also the anti-social behaviour it causes the application site has no amenity space which will add to the problem further
- the number of additional windows will mean result in properties being overlooked and consequently there will be a loss of privacy. The interface distance for principal windows as per policy guidelines is 13.5 metres, for the application site this is 11 metres
- the introduction of the self contained flats will damage the character of the area, by way of having a detrimental effect on the living conditions of residents in the close vicinity of the site

**Petitions:-** 21 pro-forma representations of objection have been received from local residents, repeating the issues raised above.

### **Consultations**

Advice was sought from the following consultees: Highway Engineers, Pollution Control

### **Planning History**

A previous application for six flats and a more modern design was withdrawn by the Applicant in February of this year, on the recommendation of Planning Officers (93493/15)

**Recommendation:**            **Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development the details of the type and colour of materials to be used for the external walls and roof to be agreed with the Local Planning Authority. The approved materials shall be implemented in full thereafter.

Reason

To ensure the development reflects local distinctiveness.

3. No development shall take place unless and until a scheme to acoustically insulate the party wall between the application site and No. 66 Chorley Old Road in line with guidance in Section 5 of Building Regulations 2000, Approved Document E, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed before the commencement of the use and retained thereafter.

Reason

To minimise the impact of noise disturbance from the retail use on future occupants.

4. All new window frames to the building(s) shall be recessed a minimum of 0.07 metres behind the external face of the elevations of the development hereby approved.

Reason

In the interest of creating architectural depth and shading to the elevations.

5. Prior to the commencement of development a detailed specification for all doors and windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is [\*\*first occupied or brought into use\*\*] and retained thereafter.

Reason

To ensure the development reflects local distinctiveness.

6. Before the development is first brought into use a detailed scheme shall be submitted to and approved by the Local Planning Authority showing the design, location and size of a facility to store refuse and waste materials. The approved scheme shall be implemented in full within 21 days of the Local Planning Authority approving the scheme in writing and retained thereafter.

Reason

To ensure satisfactory provision is made for the storage of waste materials.

7. Prior to the development being brought into use, details of the front dwarf shall be submitted to and approved by the Local Planning Authority and the wall shall be provided within 28 days of occupation and retained thereafter.

Reason

To ensure compatibility with the street scene.

job no  
**14.16**

drawing number  
**P14 REV A**

title  
**Site Plan**

scale  
**1 : 200**

notes:

project

**Residential  
conversion**

**68 Chorley Old Road,  
Bolton**

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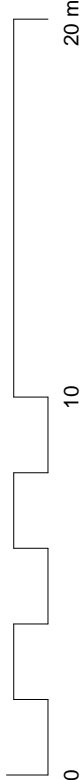
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SCALE 1:200



job no  
**14.16**

drawing number  
**P18**

title  
**Proposed Floor  
Plans**

scale  
**1 : 100**

notes:

project

**Residential  
conversion**

**68 Chorley Old Road,  
Bolton**

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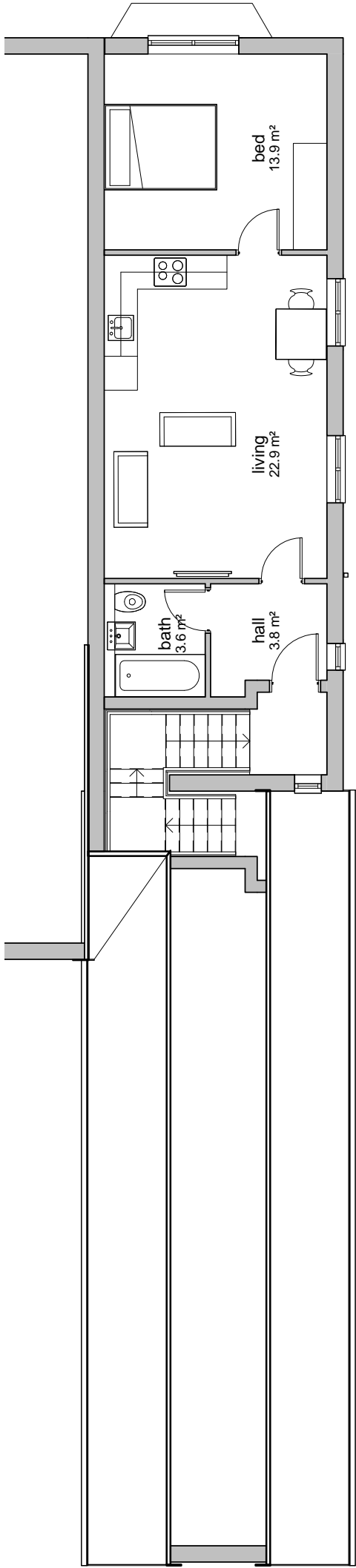
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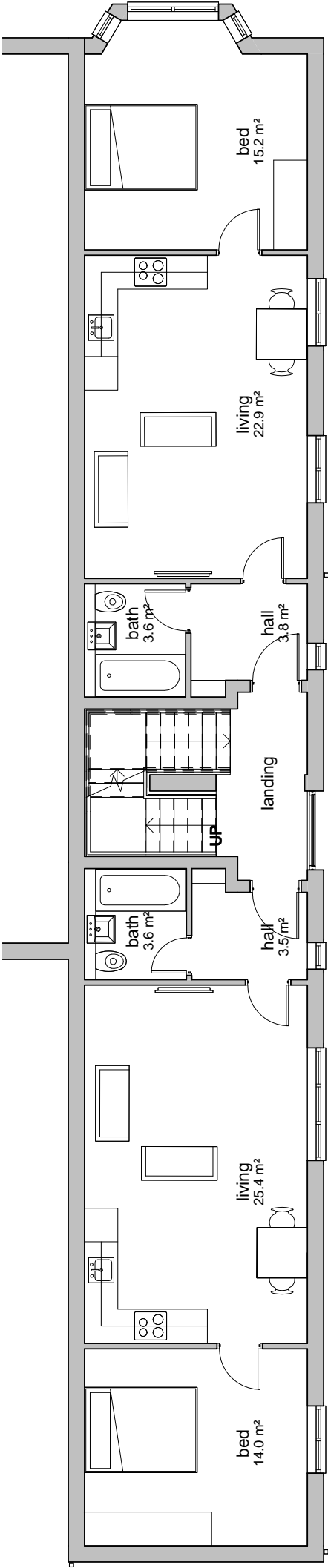
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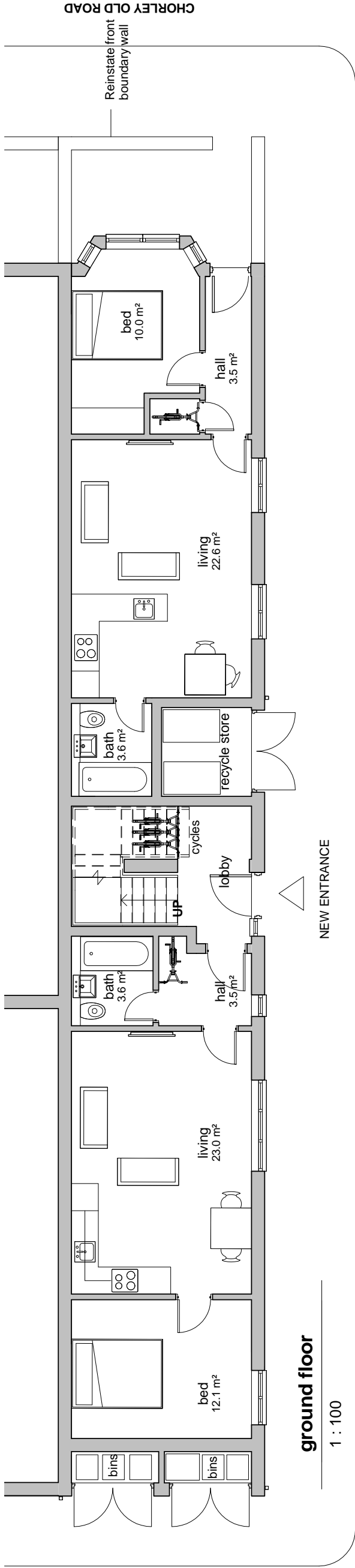
**second floor**

1 : 100



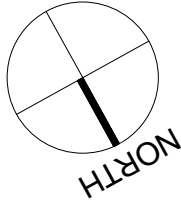
**first floor**

1 : 100



**ground floor**

1 : 100



SCALE 1:100





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**14.16**

drawing number  
**P19**

title  
**Proposed  
Elevations**

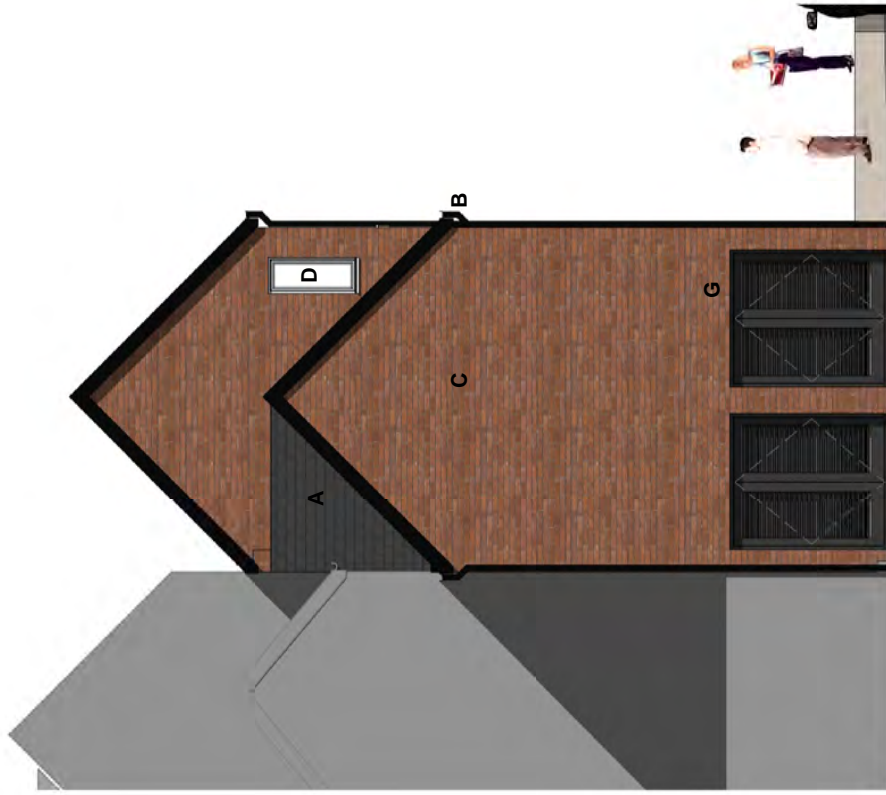
scale  
**1 : 100**

notes:



front elevation

1 : 100

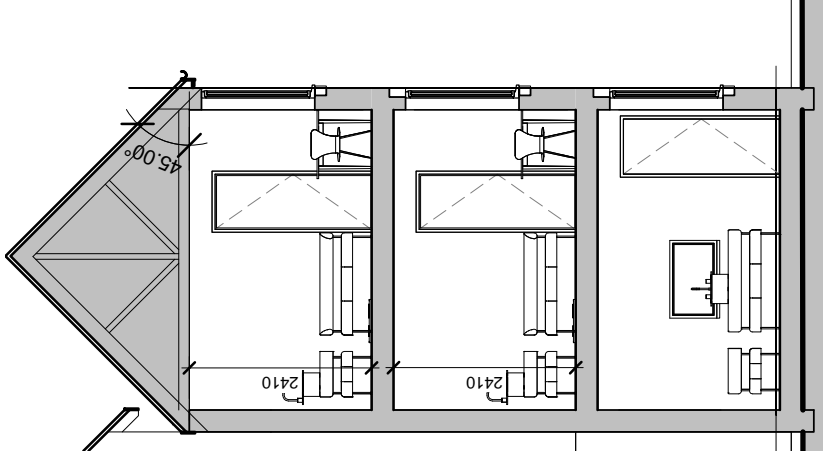


rear elevation

1 : 100

Section

1 : 100



existing ridge

8600

eaves

7700

second floor

5400

first floor

2700

ground floor

0



side elevation

1 : 100

KEY TO MATERIALS

- A - CONCRETE ROOF TILES TO LA APPROVAL
- B - BLACK PVC RAINWATER GOODS/FASCIAS AND SOFFITS
- C - BRICKWORK TO LA APPROVAL
- D - UPVC WINDOWS AND DOORS
- E - RECONSTITUTED STONE WINDOW SILLS
- F - TIMBER DOOR
- G - LOUVRED METAL DOOR

SCALE 1:100



project

**Residential  
conversion**

**68 Chorley Old Road,  
Bolton**

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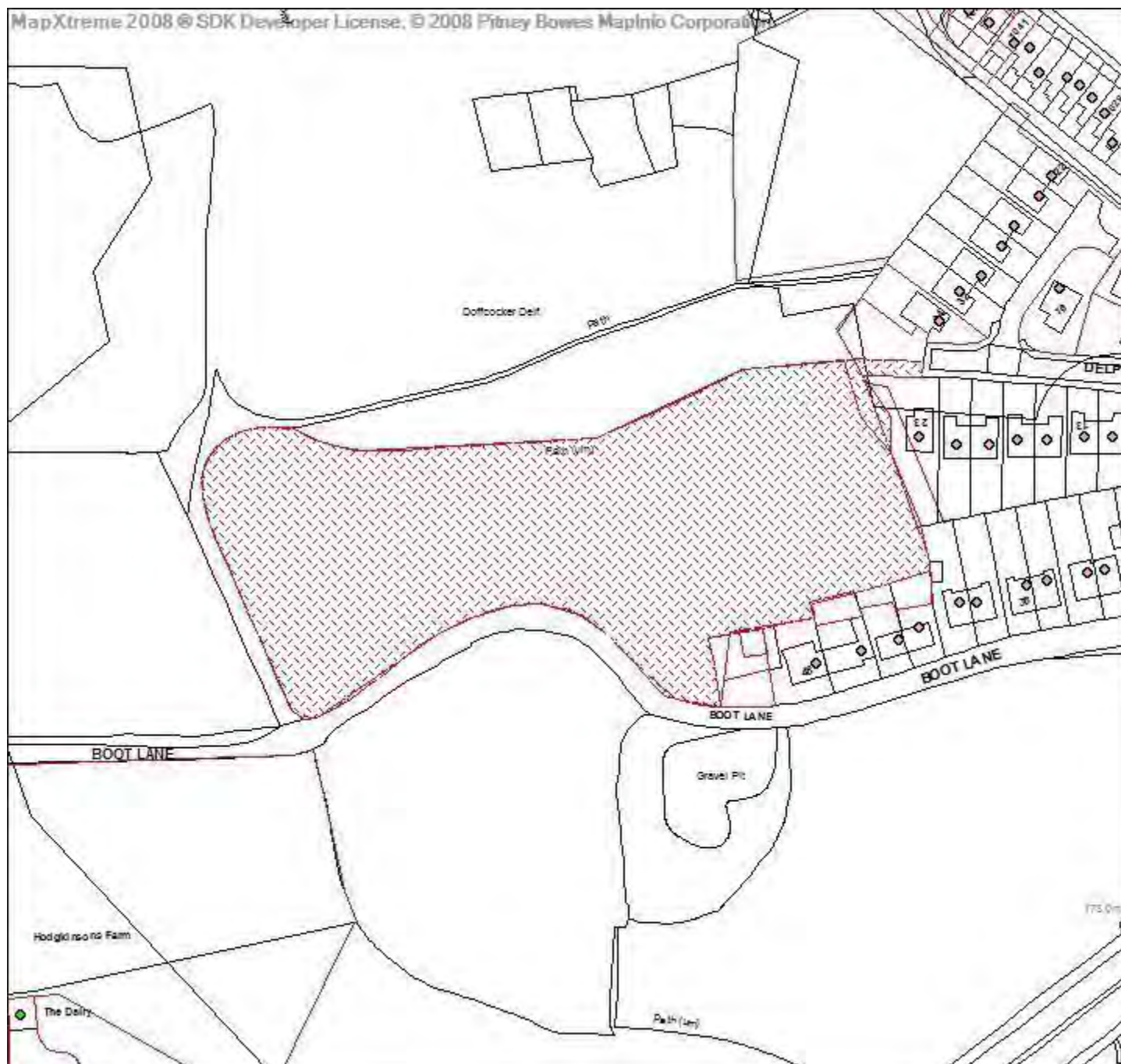
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# Application number 93805/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93805/15**

**Type of Application: Full Planning Application**  
**Registration Date: 10/03/2015**  
**Decision Due By: 04/05/2015**  
**Responsible Officer: Jodie Turton**

**Location: LAND AT BOOT LANE, DOFFCOCKER, BL1 5SS**

**Proposal: ERECTION OF STABLES COMPRISING 4NO. LOOSEBOXES, TACK ROOM AND HAY STORE TOGETHER WITH FORMATION OF SERVICE ACCESS TRACK FROM EXISTING FIELD GATE (RESUBMISSION OF APPLICATION 92643/14)**

**Ward: Smithills**

**Applicant: Mr Court**  
**Agent : Frank Whittaker Town Planning**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Proposal**

This is a resubmission of an application for stables previously refused by Members in December 2014 (92643/14).

The current application differs quite significantly from the previous scheme. The stables will be sited in the north western corner of the site in an area which is on a slightly lower level than the land to the east and south. The built form of the stables has been designed in a traditional 'L' shape, providing four stable units, a tack/store room and a hay barn.

The stables will be constructed out of stone (primarily reclaimed from within the surrounding field) and slate roof. An access track will be constructed from the entrance on Boot Lane, which will sweep northwards and flow along the boundary with the woodland area to the north. The proposal also includes the removal of the unauthorised hardstanding immediately adjacent to the entrance into the field.

### **Site Characteristics**

This is an open field site, located within the Green Belt. There are residential properties to the east on Delph Hill Close and to the south east on Boot Lane. Access to the site is from Boot Lane, which is a single track residential road.

To the north and west are open fields. There are a number of trees to the boundaries of the site to the north and east.

### **Policy**

NPPF (2012): 9. Protecting the Green Belt.

Core Strategy policies: CG1 Biodiversity; CG3 Built Environment; CG4 Compatible Uses; P5 Accessibility; S1 Safe Bolton; OA4 West Bolton.

Bolton's Published Allocations Plan (2014): CG7AP Green Belt.

PCPN2 Space Around Dwellings  
PCPN28 Equestrian Development

SPD Accessibility, Transport and Safety

### **Analysis**

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.

The main impacts of the proposal are:-

- \* impact on the Green Belt and the provision of stables
- \* impact on the design and character of the area
- \* impact on residential amenity
- \* impact on the highway

### **Impact on the Green Belt and the Provision of Stables**

The NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. One of the main purposes of the Green Belt is to assist in safeguarding the countryside from encroachment. Paragraph 81 of the NPPF states that, "once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation". Stables are considered to be an appropriate form of recreational development in the Green Belt.

Allocations Plan policy CG7AP is concerned with development within the Green Belt. Policy CG7AP states that the Council will not permit inappropriate development in the Green Belt. Inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings except for [amongst other things] (2) provision of appropriate facilities for outdoor sport and outdoor recreation.

PCPN28 provides specific guidance on equestrian developments.

Small scale stables, to serve recreational purposes, are an acceptable form of development in the Green Belt as defined by national and local policy objectives.

Four stable units are proposed, in addition to a store/tack room, a hay store and a midden. The application is supported by four horse passports, two in the ownership of the applicant and two in the ownership of a close family member. The horses currently graze on land in and around the application site, which is either in the ownership of the family or rented by them. This supporting information is considered to adequately justify the number of stable units proposed.

The application proposes an 'L' shaped stone building, measuring 17.89 metres by 14.415 metres along the two outer walls. The maximum depth of the block will be just over 5 metres. Internally each of the stable units will measure 3.65 metres by 4.27m. This is larger than the PCPN28 guidance which at paragraph 4.16 states that "stables should generally be no more than 13 square metres (a loose box 3.6m x 3.6m is considered an appropriate size)". However, paragraph 4.19 does go on to state that "it is expected that in applications for stables the dimensions proposed will reflect the size of the horses to be kept".

The sizes of the stable units proposed in this instance are larger than the guidance contained in the PCPN. Information has however been provided by the applicant to justify the larger size due to the size and type of horse (being a cob), which the British Horse Society (Welfare Department) recommend stable sizes of 3.65m x 4.27m. The sizes of the stable units are therefore considered to be justified and acceptable in this instance.

The size of the proposed tack room/store room is 5.075m x 4.8m, combining the tack and store rooms allows for a slightly larger area and the dimensions are in accordance with policy guidance in this respect. In addition to the tack/store room the stables does make provision for an independent hay store, whilst this is not fully supported by guidance in PCPN28, it is acknowledged that the applicant does have an issue with the storage of hay on the site as hay is currently being stored externally. This has been a cause of concern for neighbours due to the unsightly nature of large, plastic wrapped bales towering in the field and also a concern for the applicant as the life of the hay is reduced. The previous application included a first floor hay loft, which was unacceptable in policy terms, not least due to the resultant building size and height. The current application proposes a much more modest store with internal dimensions of 3.65m x 5.075m. A condition will also be placed on the planning permission preventing the external storage of hay on the site.

The proposed stables are considered to provide appropriate facilities for outdoor recreation in the Green Belt and thus comply with Allocations Plan policy CG7AP. Furthermore, the size and siting of the stables are appropriate in the Green Belt setting and comply with the guidance contained in PCPN28.

#### Impact on the Character and Appearance of the Area

Policy CG3 of the Core Strategy states that the Council will expect development proposals to contribute to good urban design, conserve and enhance local distinctiveness, and maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Policy OA5 states that for developments in North Bolton the Council will [amongst other things] ensure that development does not harm the landscape setting and protects views from public areas to the surrounding landscape

Paragraph 4.14 of PCPN28 states that, "the proposed building(s) must not be intrusive in the landscape and should, wherever possible, be positioned in a well screened or unobtrusive location." The stables have been sited in the north western corner of the site, away from nearby residential properties and in a 'dip' which will serve to lessen the impact of the structure within the open field

setting.

The overall design of the stables has been well conceived, providing a traditional 'L' shaped structure which will be constructed out of locally reclaimed stone with a slate roof. The height of the stables at 2.9m to eaves and 4.1m to ridge is considered to be acceptable (and significantly reduced from the previous proposal which was originally 6.2m to ridge, reduced to 5.6m to ridge in the revised scheme).

An access track will be created to provide vehicular access from the gated entrance on Boot Lane to the stables. Several options were looked at during pre-application discussions to minimise the impact of the hardsurfacing and the track as proposed was considered to have the lesser impact. The hardsurfacing will be consolidated crushed sand stone, which will allow for natural growth of grass through to further soften the appearance of the track, yet provide a surface which can support vehicles. It has also been agreed that the existing (unauthorised) hardstanding at the entrance to the site will be removed and this will be secured via condition.

A fence has been erected to the north of the site. The fence is a standard post and rail agricultural fence and is sited outside of the red edge of the site. Nevertheless, it is evident due to the height and position of the fence that the erection of the fence is permitted development as covered by Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is considered to comply with Core Strategy policies CG3 and OA5 as well as the guidance contained in PCPN28.

#### Impact on Residential Amenity

Core Strategy policy CG4 seeks to ensure that development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, and does not generate unacceptable nuisance, odours, fumes, noise or light pollution.

The stables are sited away from the residential properties on Boot Lane and Delph Hill Close and are well in excess of 30 metres from these properties, which is considered an appropriate distance in the guidance contained in PCPN28 in order to avoid impacts on residential amenity from smells, noise and nuisance. Furthermore, given the extensive grazing land either in the ownership of, or rented by, the applicants and their family, concerns over the over-intensive use of the paddock and storage/smells from natural waste is not considered to present a detrimental impact for neighbouring residents.

A midden has been incorporated into the design of the stables and given the distance to residential properties this is not considered to be an issue in terms of smells and visual impact.

#### Impact on the Highway

Core Strategy policy S1 seeks to promote road safety in the design of new development. Core Strategy policy P5 seeks to ensure that development is accessible by different types of transport, prioritising pedestrians, cyclists and public transport over the motorised vehicle. Appendix 3 provides guidance on parking standards.

Access to the stables will be via Boot Lane, which is a single track residential road. Highway Engineers are content that the access and road leading to this is acceptable for a small scale recreational use which is the sole use of the applicant, however not for a business or livery use. A condition will be placed on the planning permission to ensure that the stables are not used for business purposes in the future.

## **Conclusion**

The proposed stable block, with associated tack/store room, hay store and midden are considered to be an appropriate form of development within the Green Belt for outdoor recreational use, complying with Allocations Plan policy CG7AP. The size, siting and design of the stables are appropriate for this Green Belt setting and reasoned justification and evidence has been provided to justify the size of the stables. The proposal is not considered to have any detrimental impact on neighbouring residential amenity given the position of the stables in relation to nearby dwellings. Overall, the proposal is considered to comply with policy as detailed in the analysis section of the report and is therefore recommended for approval.

## **Representation and Consultation Annex**

### **Representations**

#### **Letters:-**

Objections (*planning officers comments are shown in italics where the issue has not been addressed in the main body of the report*):

5 letters of objection have been received, raising the following concerns:

- Position of the boundary fence.
- Too many horses for the size of the field.
- Who do the 2 additional horse passports belong to?
- The proposal seems commercial in nature, especially with the grazing land owned/rented in other areas.
- Two stables in enough.
- The applicant has fenced land outside of their ownership (*planning officer comments: this is not a material planning consideration and does not relate to the current proposal as the land in question is outside of the red edge*).
- No drainage and very little soil for grazing horses – the land gets very waterlogged (*the site is currently used for the grazing of horses, the proposal is for stables only, which will themselves need to provide adequate drainage, however the authorised use of the site is grazing/agricultural land*).
- Concerns that the stables will be converted to a house at a later date (*planning permission would need to be applied for and approved for any change of use to occur*).
- The stables have a loft and staircase (*this refers to the previous application and is not true of the current scheme*).
- The development should not be allowed in the Green Belt.
- Request that construction vehicles enter from Old Kiln Lane side (*this is outside of the realms of the planning permission*).
- Boundary treatment should be dealt with via condition.

#### Support:

Two letters of support has been received from nearby residents on the following grounds:

- The proposed building will be in perfect harmony with the surrounding landscape.
- This proposal is spot on: lower profile, tucked away at the north west corner and fewer hay bales on view.

### **Consultations**

Advice was sought from the following consulters: Highway Engineers; Ramblers Association; Open Space Society; Peak and Northern Footpaths.

### **Planning History**

Planning permission was refused by the Planning Committee in December 2014 for the erection of stables on the site (92643/14)

**Recommendation:**            **Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason



Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the approved development is commenced details of the existing and proposed ground levels within the site and on adjoining land including spot heights and finished floor levels of all buildings and structures shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter.

Reason

To safeguard the visual appearance and or character of the area in compliance with Core Strategy policy CG3 and Allocations Plan policy CG7AP.

Pre-commencement requirement due to a record of levels details being required prior to development commencing.

3. The stable building hereby approved, shall not be occupied until the access details hereby approved, which includes the removal of the existing hardstanding materials, has been constructed entirely in accordance with the approved plans (reference: Proposed Site Plan (2); P1708/2; March 2015).

Reason

To safeguard the character and appearance of the Green Belt in compliance with Allocations Plan policy CG7AP.

4. Before the development hereby approved is first brought into use a scheme shall be submitted to and approved in writing by the Local Planning Authority for external lighting. The lighting shall be designed to an illumination value of no greater than 5 lux at the nearest residential property. The lights shall be erected, directed and shielded so as to avoid any potential disturbance to nearby residential dwellings/footpaths and surrounding countryside. The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason

To safeguard the character and appearance of the locality and to prevent light pollution.

5. Before the development hereby approved is first brought into use/occupied a scheme for the drainage of the site shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in full and retained thereafter.

Reason

To ensure the adequate drainage of the site in accordance with Core Strategy policies CG1 and CG2.

6. The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan ref: **Plan 3; p1708/3; March 2015.**

Reason

For the avoidance of doubt as to what is permitted.

7. The stables hereby approved/permitted shall be for the sole use of the applicant and his family and shall not be used as a livery at any time, or in any other way for commercial purposes.

Reason

For the avoidance of doubt as to what is permitted and to safeguard the character and appearance of the Green Belt in compliance with Allocations Plan policy CG7AP.

8. There shall be no open storage of plant, equipment or baled hay within the confines of the application site.

Reason

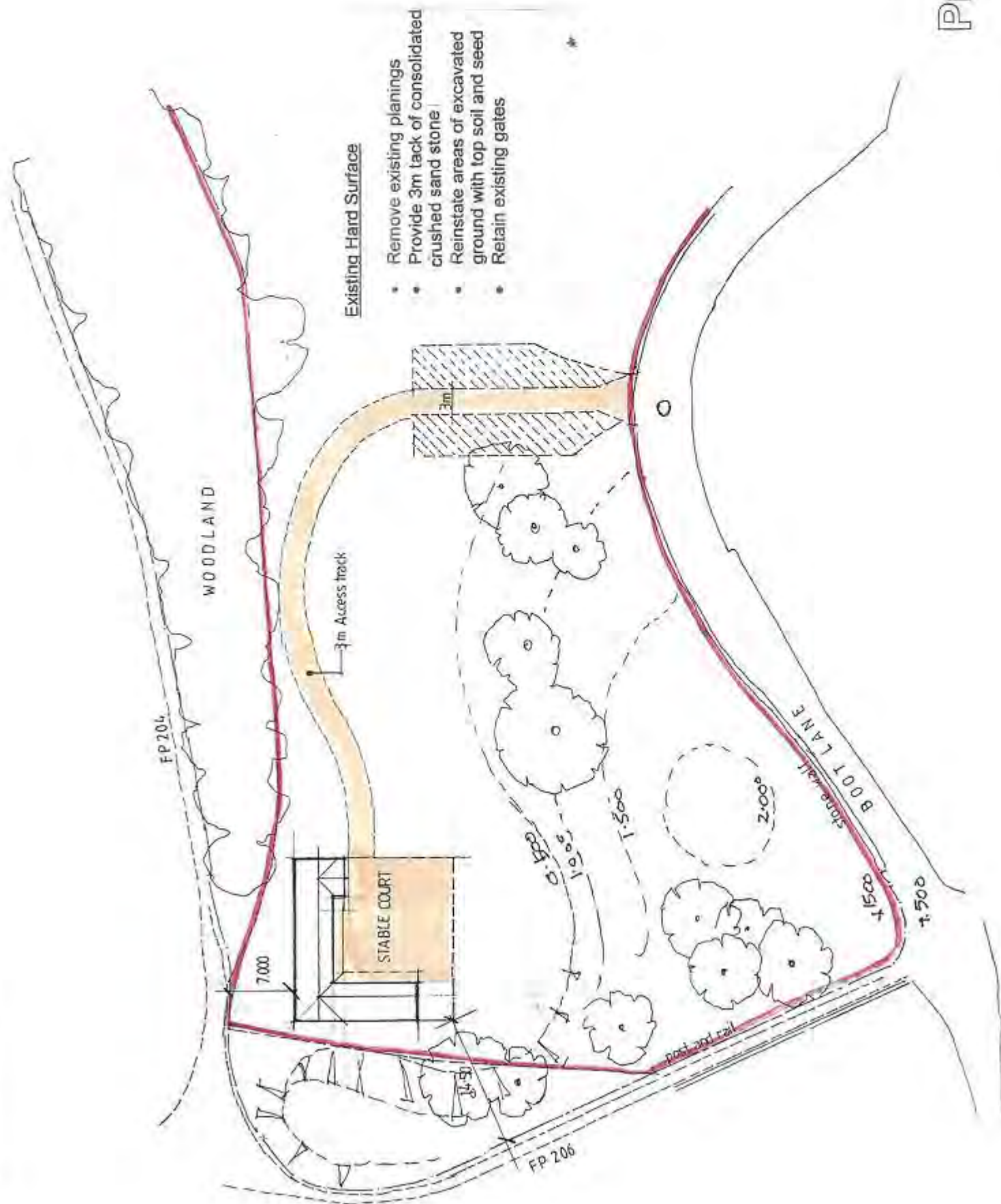
To safeguard the character and appearance of the Green Belt in accordance with Allocations Plan policy CG7AP.

9. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

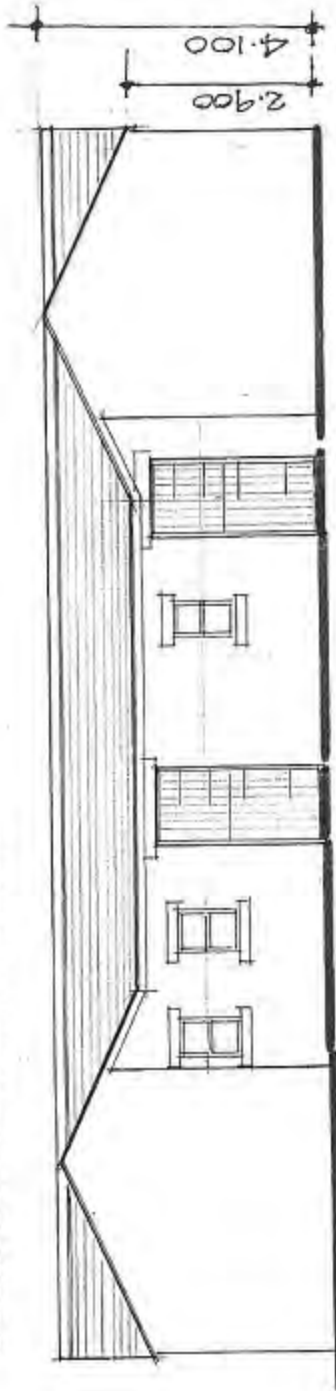
- **Proposed Site Plan (2); P1708/2; March 2015**
- **Plan 3; p1708/3; March 2015**

Reason

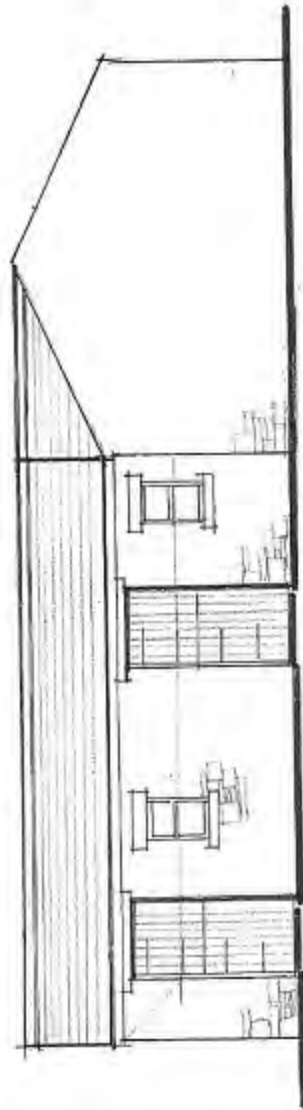
For the avoidance of doubt and in the interests of proper planning.



## South-East Elevation to Field

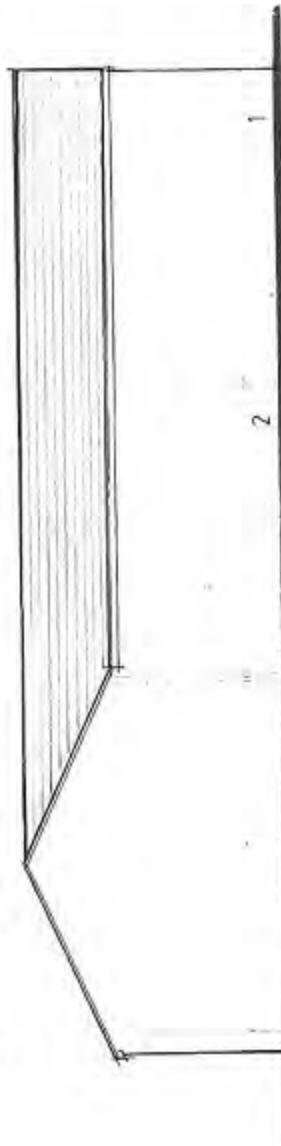


## North-East to Access Approach

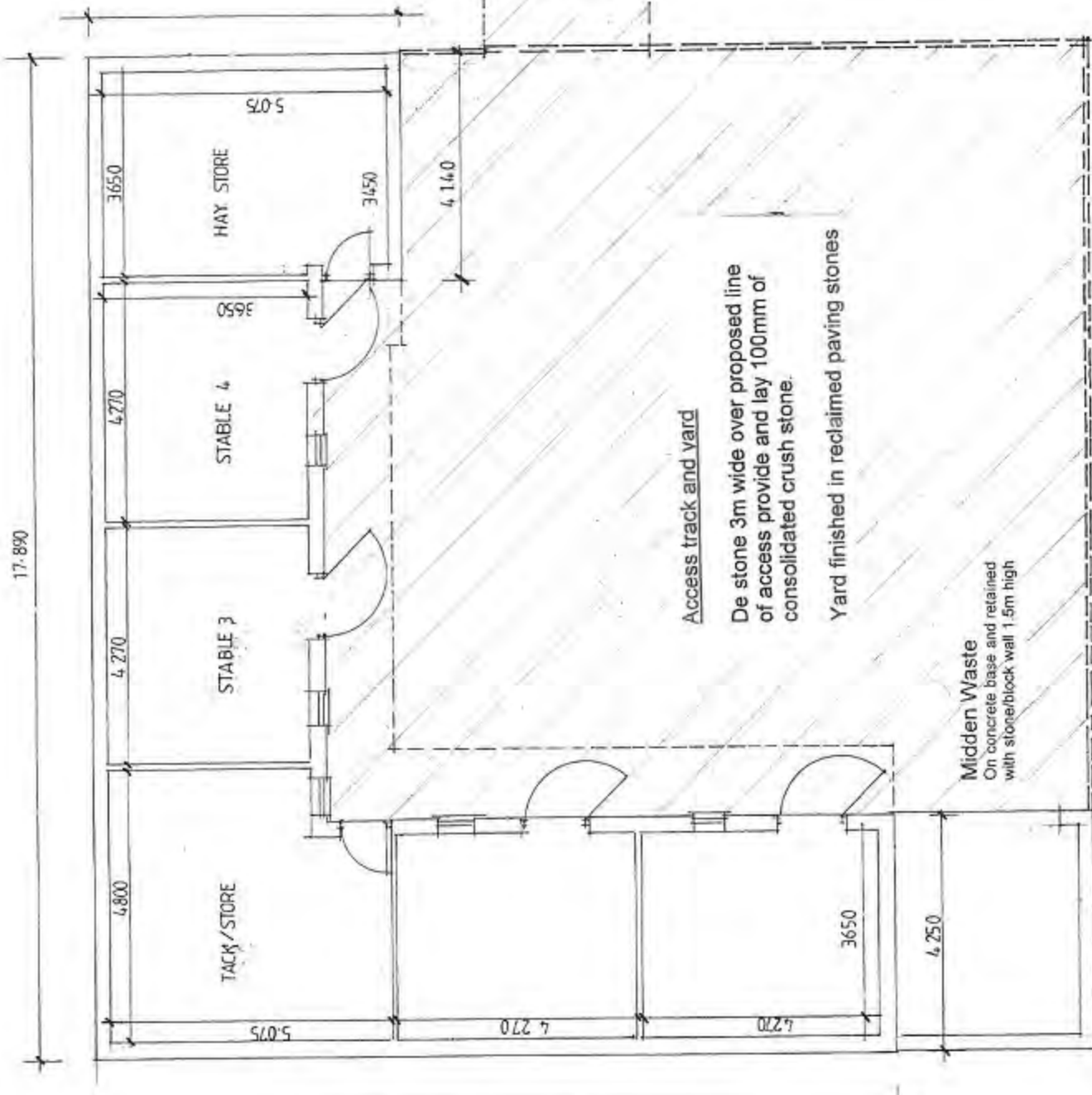
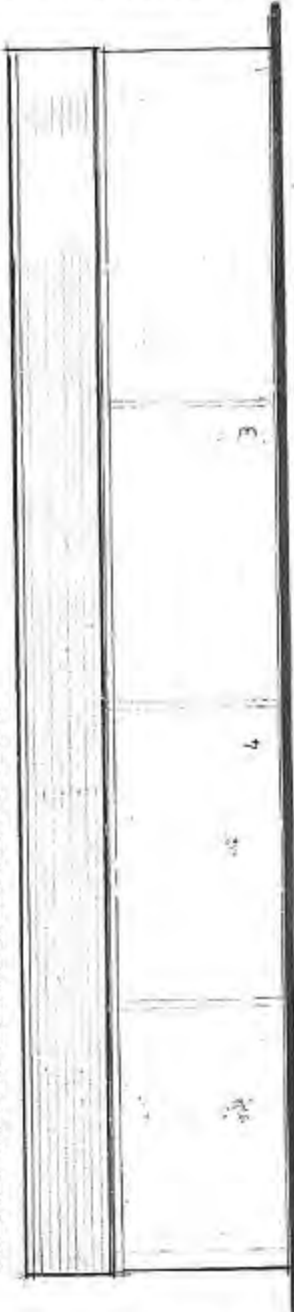


**Materials:-** Reclaimed slate ( Roof )  
Reclaimed Natural Stone backed  
And tied to 100 mm concrete block (Walls)  
Rainwater goods Black UPVC  
Windows, Door and frame Treated Timber

## South-West Elevation to FP206



## North-West Elevation to FP204



Ref p1708/3  
Scale 1:100 @ A3  
Date March 2015

*Frank Whittaker*  
PLANNING CONSULTANTS

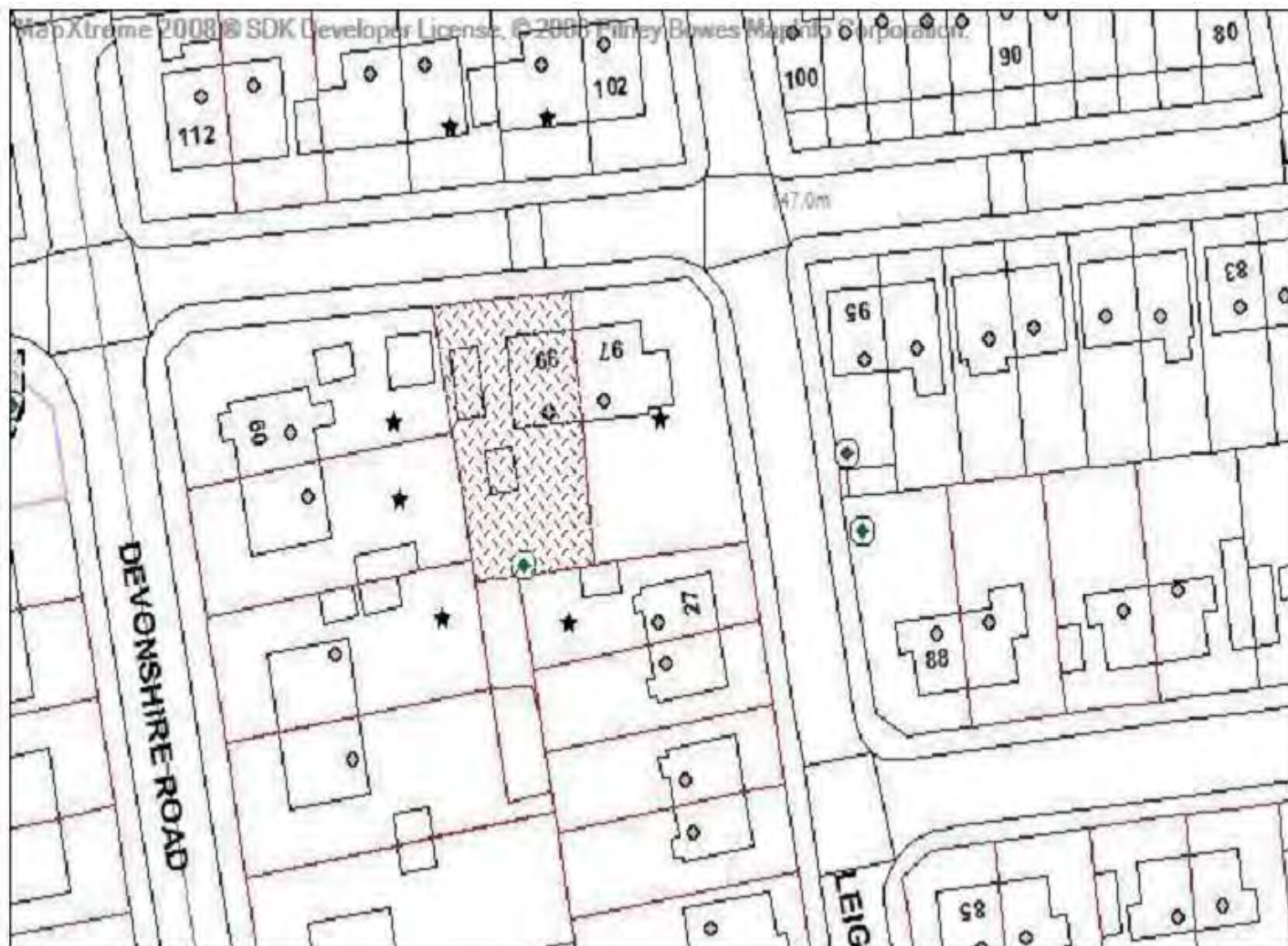
BEECHWOOD, SHADY LANE, BROMLEY CROSS, BOLTON BL7 9AF TEL 01204 303168

Erection Of Stables and Access - Land at Boot Lane Bolton BL1 5SS

COURT



# Application number 93834/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93834/15**

**Type of Application: Full Planning Application**  
**Registration Date: 16/03/2015**  
**Decision Due By: 10/05/2015**  
**Responsible Officer: Helen Williams**

**Location: 99 LONSDALE ROAD, BOLTON, BL1 4PN**

**Proposal: ERECTION OF TWO STOREY EXTENSION AT SIDE  
(AMENDMENT TO APPROVED APPLICATION 87946/12)**

**Ward: Smithills**

**Applicant: Mr Khan**  
**Agent : RA Design & Project Management**

## **Officers Report**

**Recommendation: Refuse**

### **Proposal**

Permission was granted at Planning Committee in July 2012 for the erection of a two storey extension at the side of this semi-detached dwelling, measuring 7.5 metres in width (application 87946/12). The extension was proposed to be set in 0.97 metres from the front elevation and set in an additional 0.97 metres at first floor level above the proposed garage. The roof over the extension was proposed to step down twice, in that the ridge height over the first 4.13 metres width of the extension was to be lower than the main roof's ridge height and then lower again over the garage part. This gave the side extension the appearance of being in two distinct parts and being an addition to the main dwelling.

Permission is now sought to amend the design of the side extension so that it is no longer set in at first floor level over the garage and so that the roof over the whole side extension has the same ridge height as the existing/main roof of the dwelling.

### **Site Characteristics**

The application property is an inter war, stone clad, semi-detached dwelling in an area of mixed house types including semis and terraced houses. The rear of 58 and 60 Devonshire Road face the side of the application site with 60 directly facing the side of the extension. The rear gardens to these two properties measure approximately 15 metres with substantial shrub screening and a large garage building between 60 and the extension.

The proposed extension faces similar properties on the opposite side of Lonsdale Road where there is an existing 19.5 metres interface distance.

The applicant has started to build the ground floor of the side extension as approved under application 87946/12.

## **Policy**

National Planning Policy Framework (NPPF)

Core Strategies Policies: P5 Transport and Accessibility; S1.2 Road Safety; CG3 The Built Environment; CG4 Compatible Uses; OA4 West Bolton.

SPD House Extensions  
PCPN2 Space Around Dwellings

## **Analysis**

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.

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

Policy CG3 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. Policy OA4 of the Core Strategy states that the Council will conserve and enhance the character of the existing physical environment, and will ensure that development in West Bolton has particular regard to the overall density, plot sizes, massing and materials of the surroundings – these features should be retained where possible.

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.

When planning application 87946/12 was approved it was acknowledged that the side extension was a larger extension than would normally be considered acceptable (as it was more than doubling the width of the dwelling), but that the setting back of the front elevation at both ground and first floor levels, and the proposed stepping down of the roof ridges, would result in an extension of a scale, design and massing that would not unduly harm the character and appearance of the host dwelling or the wider area.

The applicant now proposes to amend the design and massing of the side extension by:

- \* removing the previously approved set-in at first floor level over the garage, and removing the pitched roof over the garage;
- \* proposing a single roof over the extension, at the same ridge height as the host dwelling.

By incorporating these amendments it is considered that the extension will no longer appear subservient to the main dwelling, as the lengthy extension will be viewed as a prominent addition rather than two distinct subordinate elements, as approved in 87946/12. The footprint set back at ground floor level of 0.97 metres is not considered to be sufficient enough to reduce the impact the raised ridge height will have on the increased massing of the extension.

It is therefore considered that the proposed extension would unbalance the semi-detached pair and would harm the character and appearance of the dwelling and the street scene. It is therefore considered that the proposal would be contrary to Policies CG3 and OA4 of the Core Strategy and the guidance contained within SPD House Extensions.

#### 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.

As with the previously approved side extension, the proposal will be in excess of the minimum 13.5 metre interface distance (required within the SPD) between the side of the extension and the rears of the houses on Devonshire Road. It is not considered that the increase in roof height would materially affect the previously approved relationship between neighbours.

It is therefore considered that the proposed development would not unduly harm the amenity of neighbouring residents, compliant with Policy CG4 of the Core Strategy.

#### Impact on Parking

Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] parking, in accordance with the parking standards set out in Appendix 3. 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 on-site parking provision, as approved under application 87946/12, is not affected by the proposed amendments. An integral garage and two parking spaces to the front are proposed for this six bedroom dwelling. There are also no parking restrictions on the road. It is therefore considered that the proposed development would comply with Policies P5 and S1.2 of the Core Strategy.

#### **Conclusion**

For the reasons discussed above it is considered that the proposed side extension, as amended, would be harmful to the character and appearance of the host dwelling and the street scene, contrary to Policies CG3 and OA4 of the Core Strategy and the guidance contained within SPD House Extensions. Members are therefore recommended to refuse this application.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** One letter of objection has been received from a neighbouring resident. This letter raises the following concerns:

- \* The new roof arrangement will be a much worse arrangement and will have a worse impact on the neighbour's outlook and living conditions;
- \* No bin store was approved under application 87946/12 and the applicant seems to believe he is able to move his bin down the side;
- \* The applicant has taken some of my land in order to make an opening to move his bins (officer's comment: this is not a material planning consideration);
- \* An occupational therapist assessment is required (officer's comment: the application has not been submitted as an application for a disabled person);
- \* The red edge on the site plan is not accurate (officer's comment: the submitted plan does not appear to be incorrect).

**Elected Members:-** Councillor Swarbrick has requested that the final determination of this application be made by the Planning Committee.

### **Consultations**

Advice was sought from the following consultees: Highways Engineers and Tree Officers.

### **Planning History**

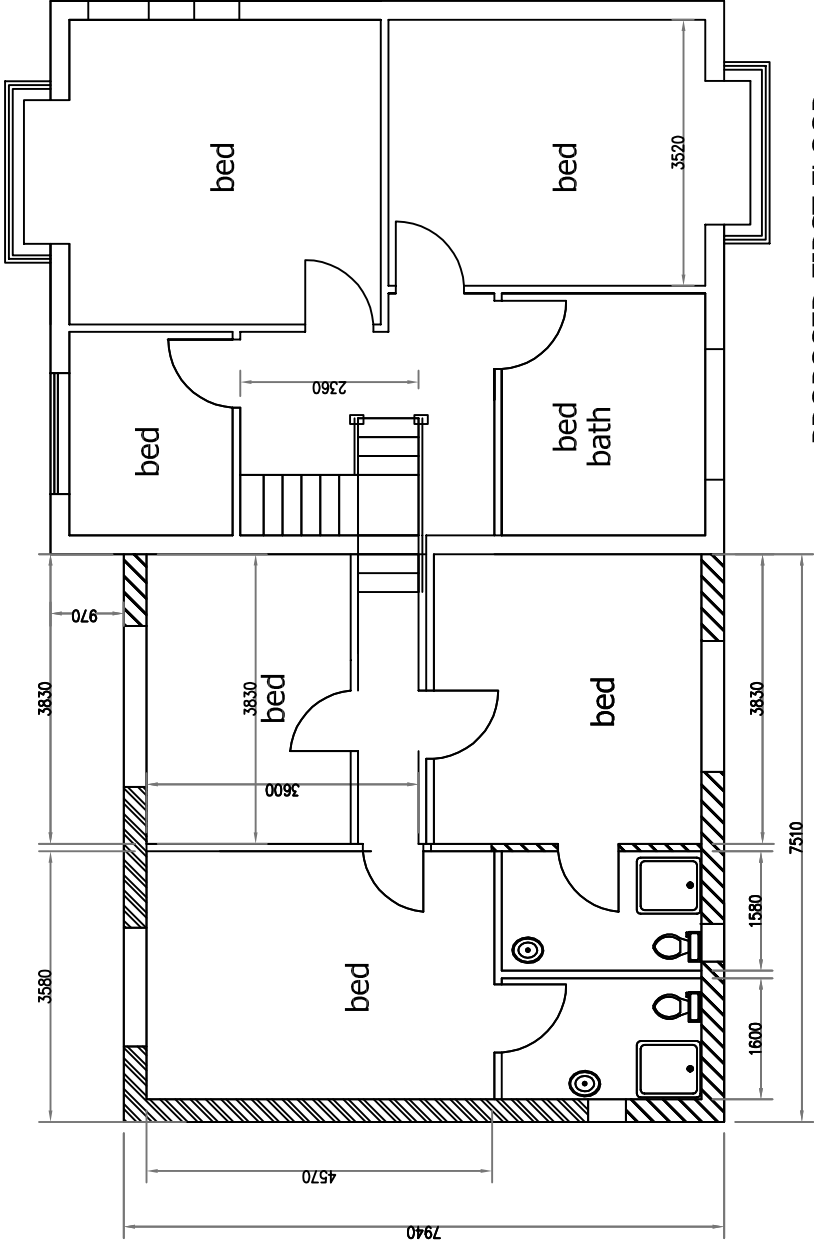
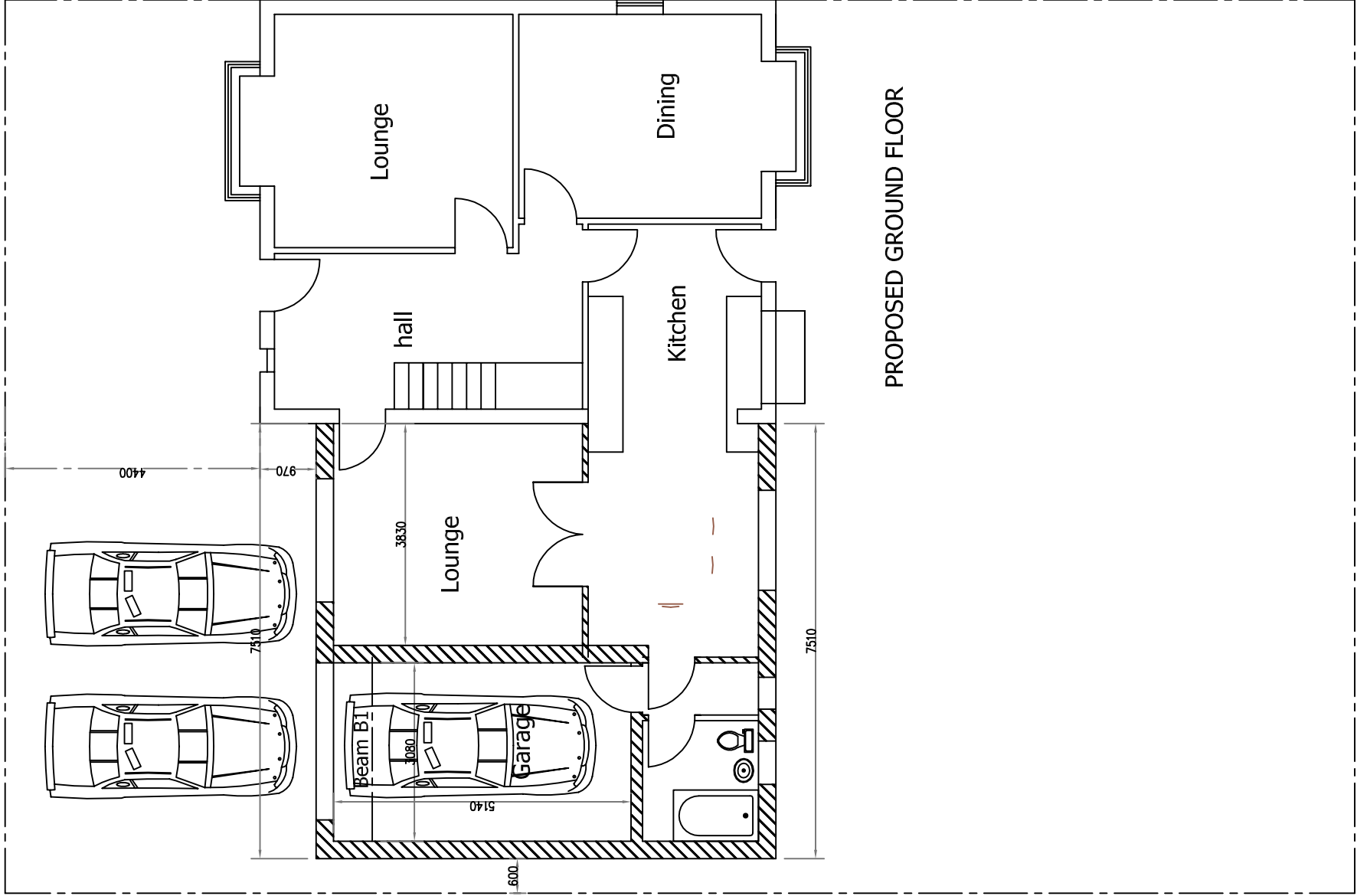
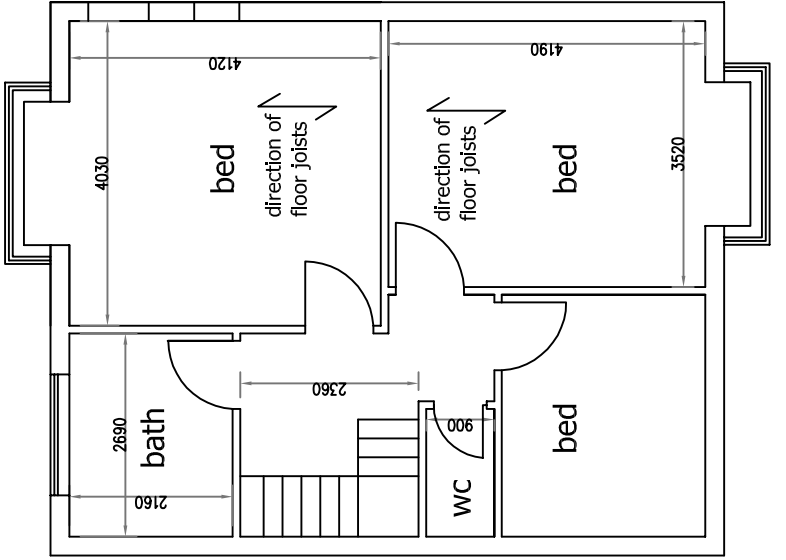
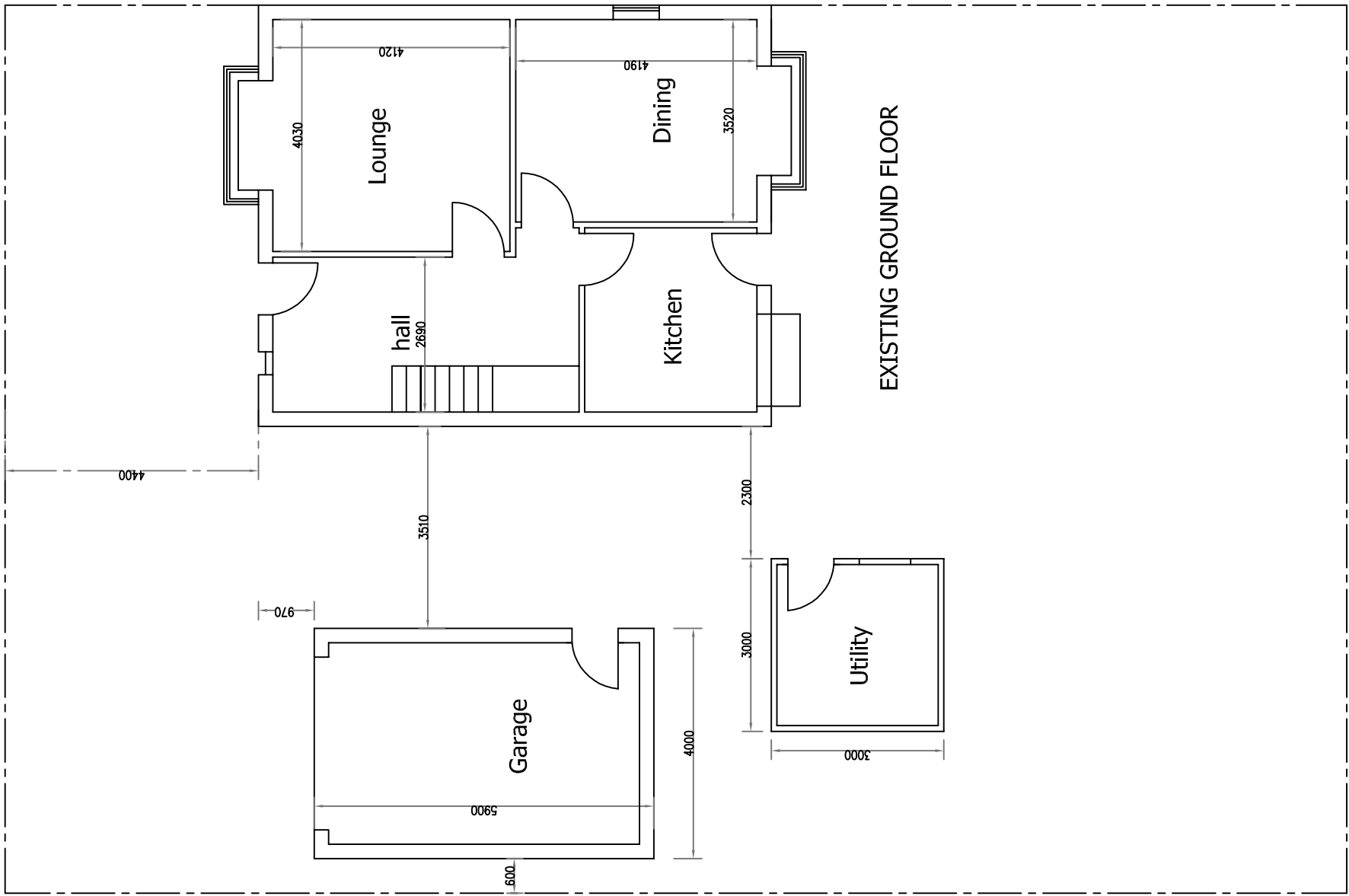
Planning application 87946/12 for the erection of a two storey side extension was approved at Planning Committee in July 2012.

Permission was granted in April 2012 for the felling of a tree in the rear garden (87685/12).

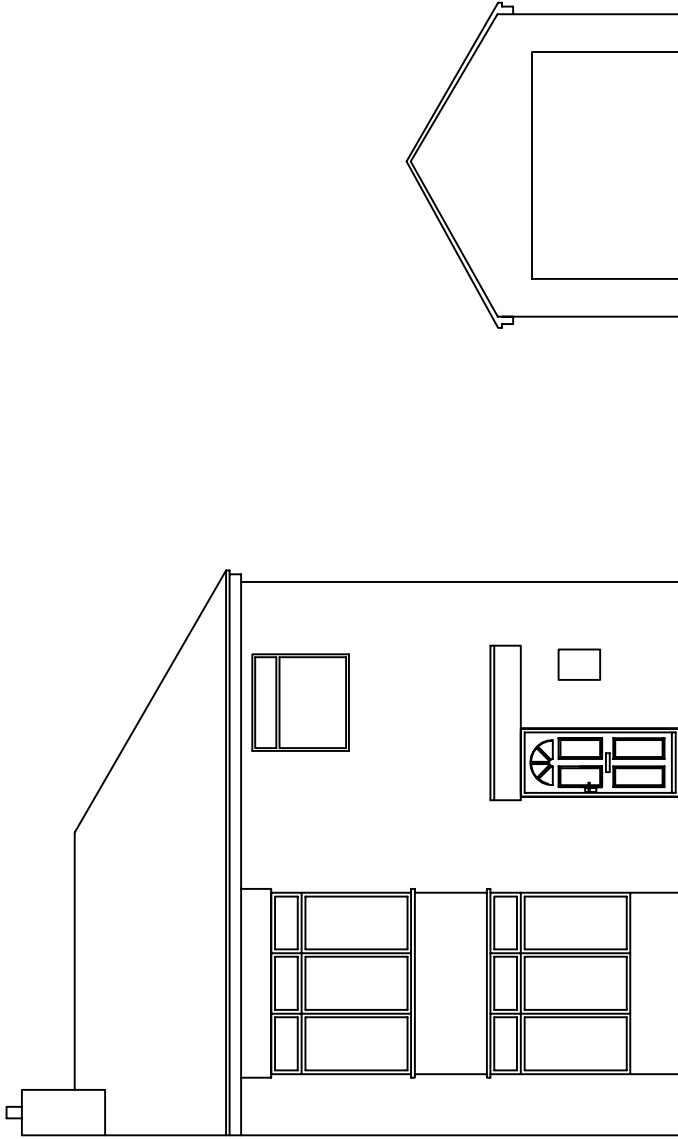
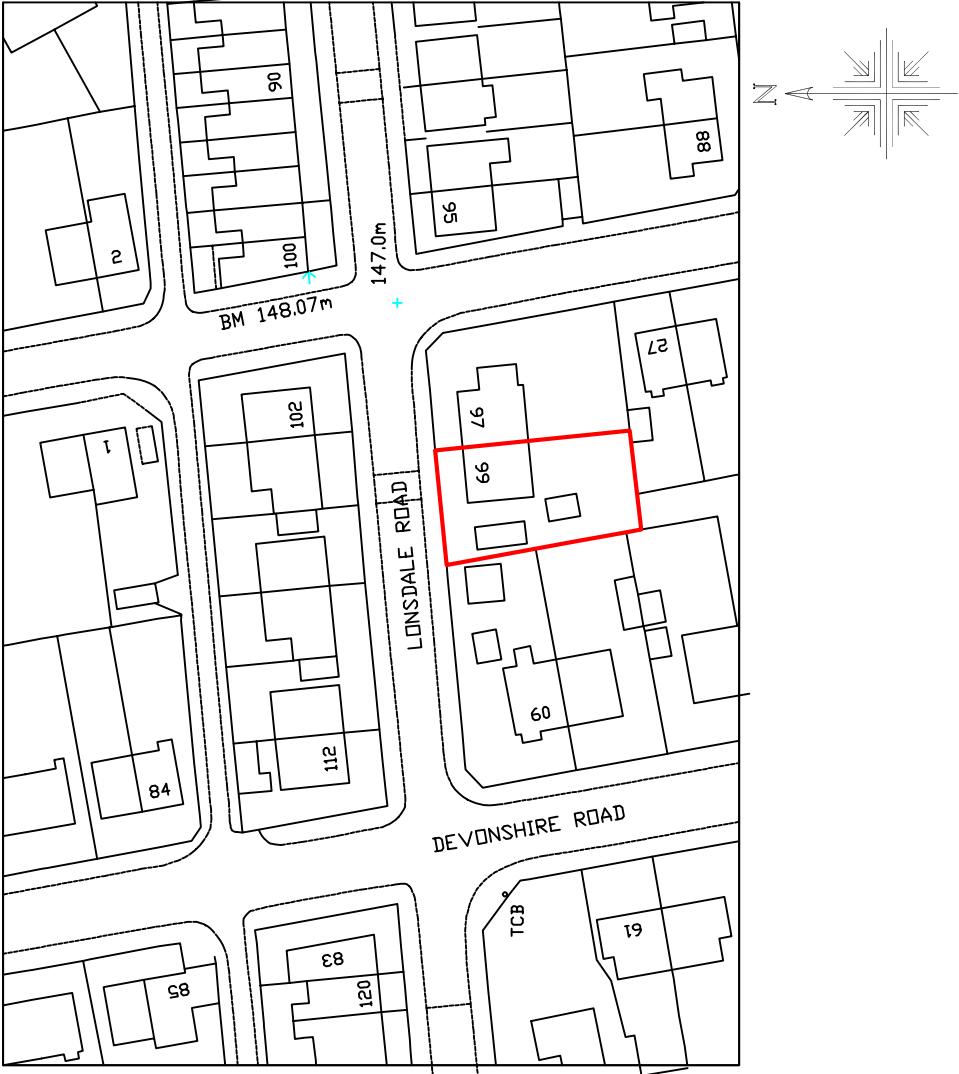
**Recommendation:            Refuse**

### **Recommended Conditions and/or Reasons**

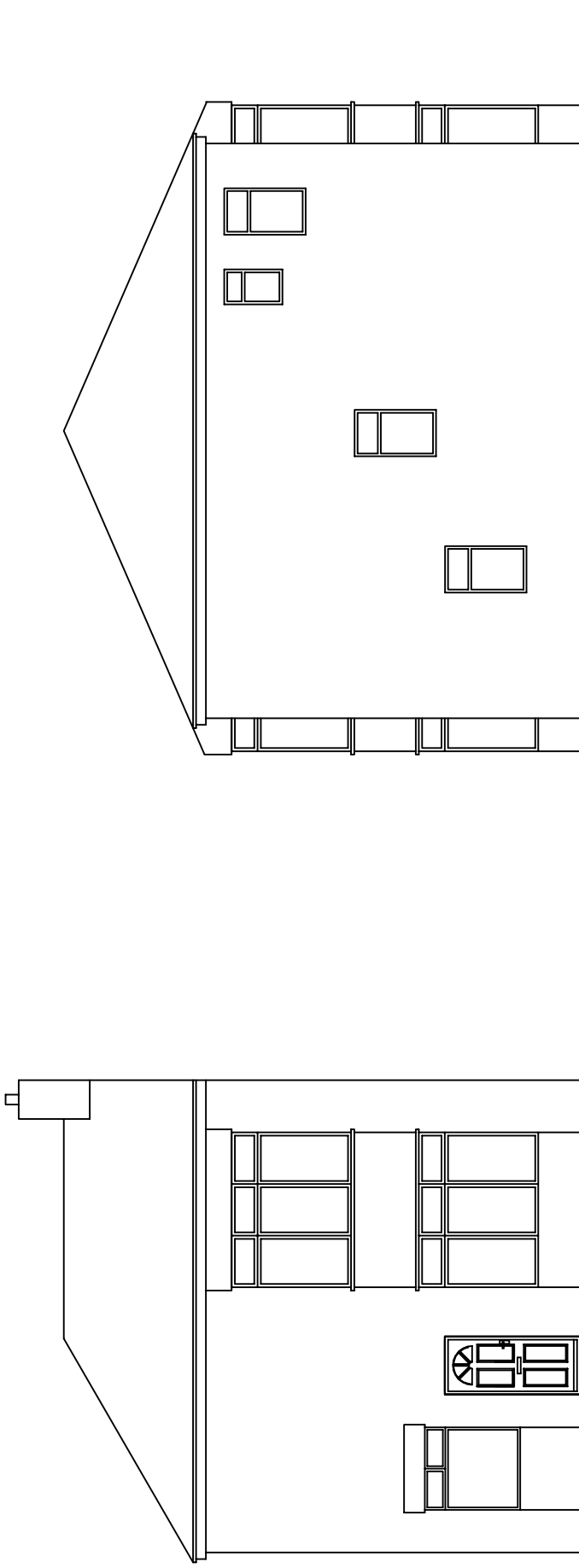
1. The proposed extension would, by virtue of its design, height, siting and massing, be detrimental to the character and appearance of the dwelling and the street scene, and is contrary to Policies CG3 and OA4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".



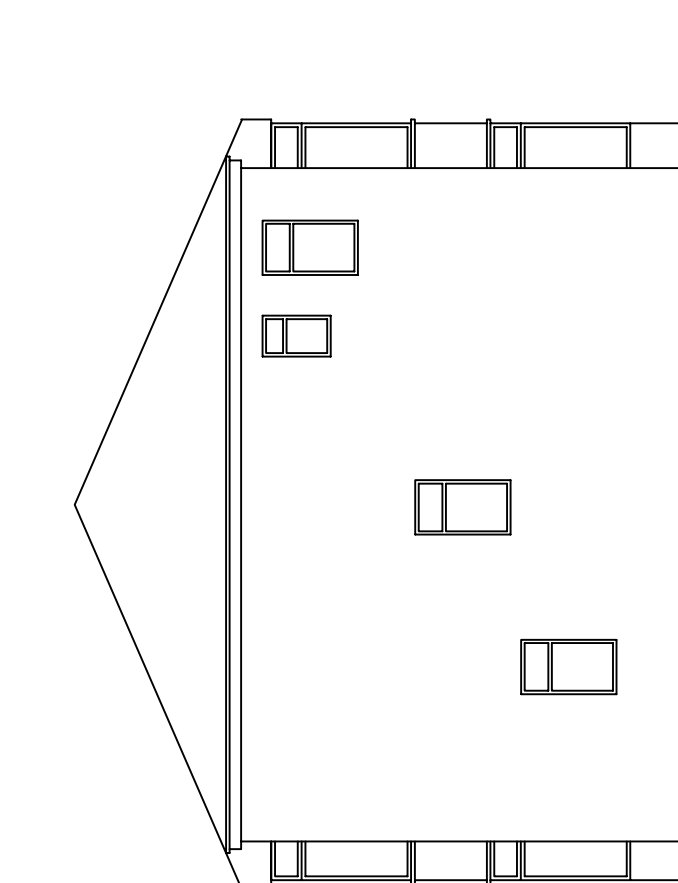
LOCATION PLAN (1:1250)



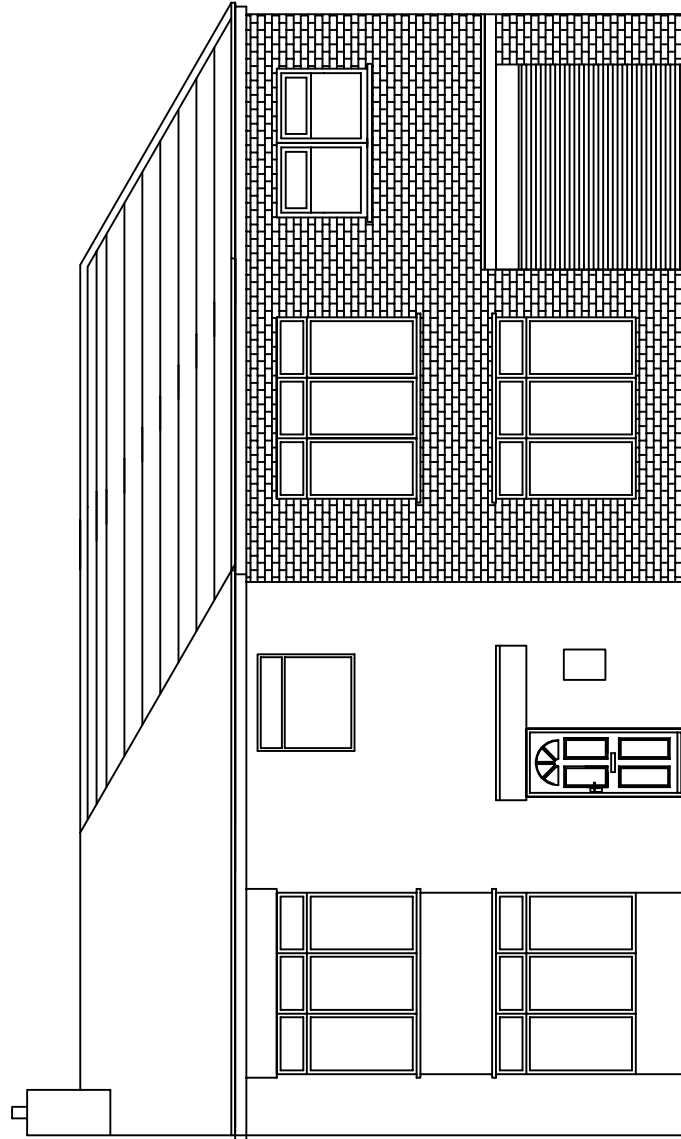
EXISTING FRONT ELEVATION



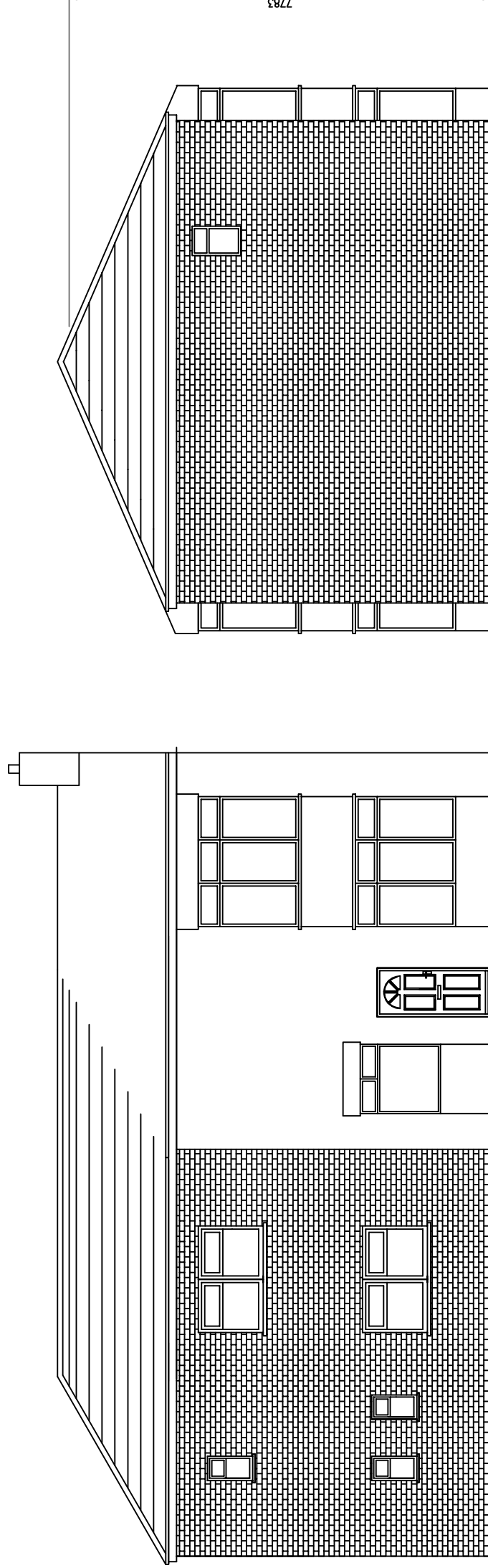
EXISTING REAR ELEVATION



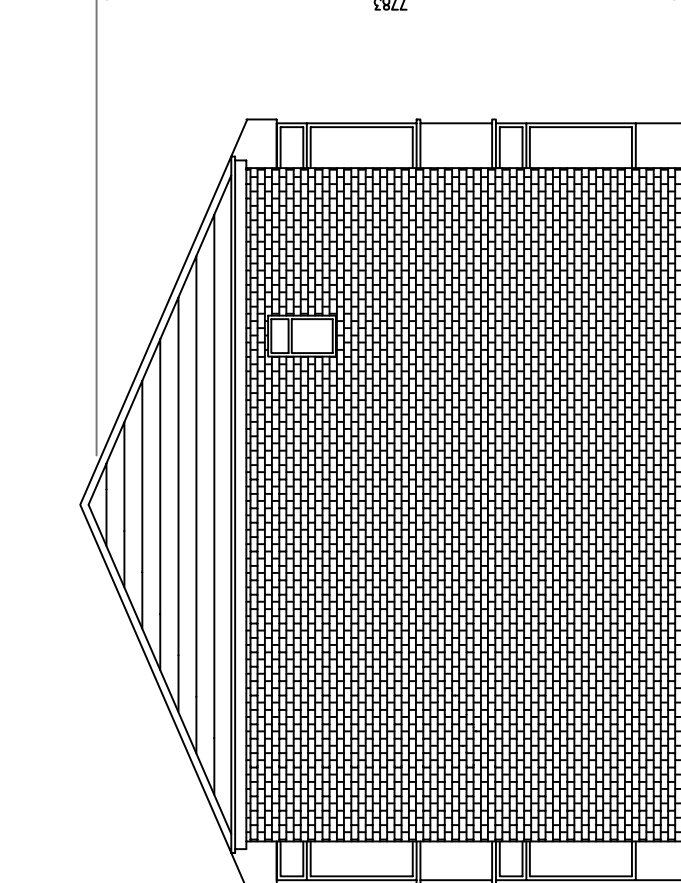
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



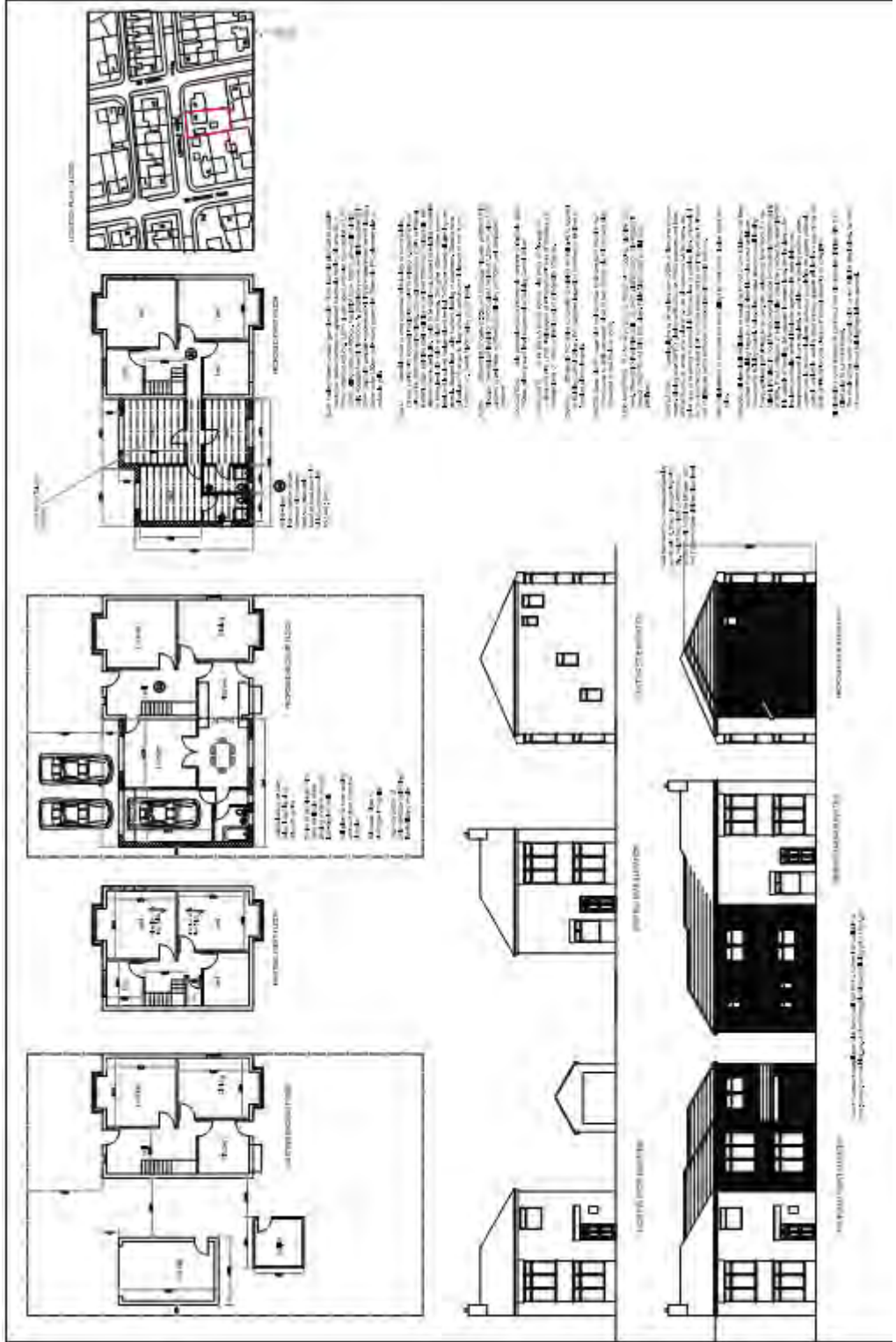
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

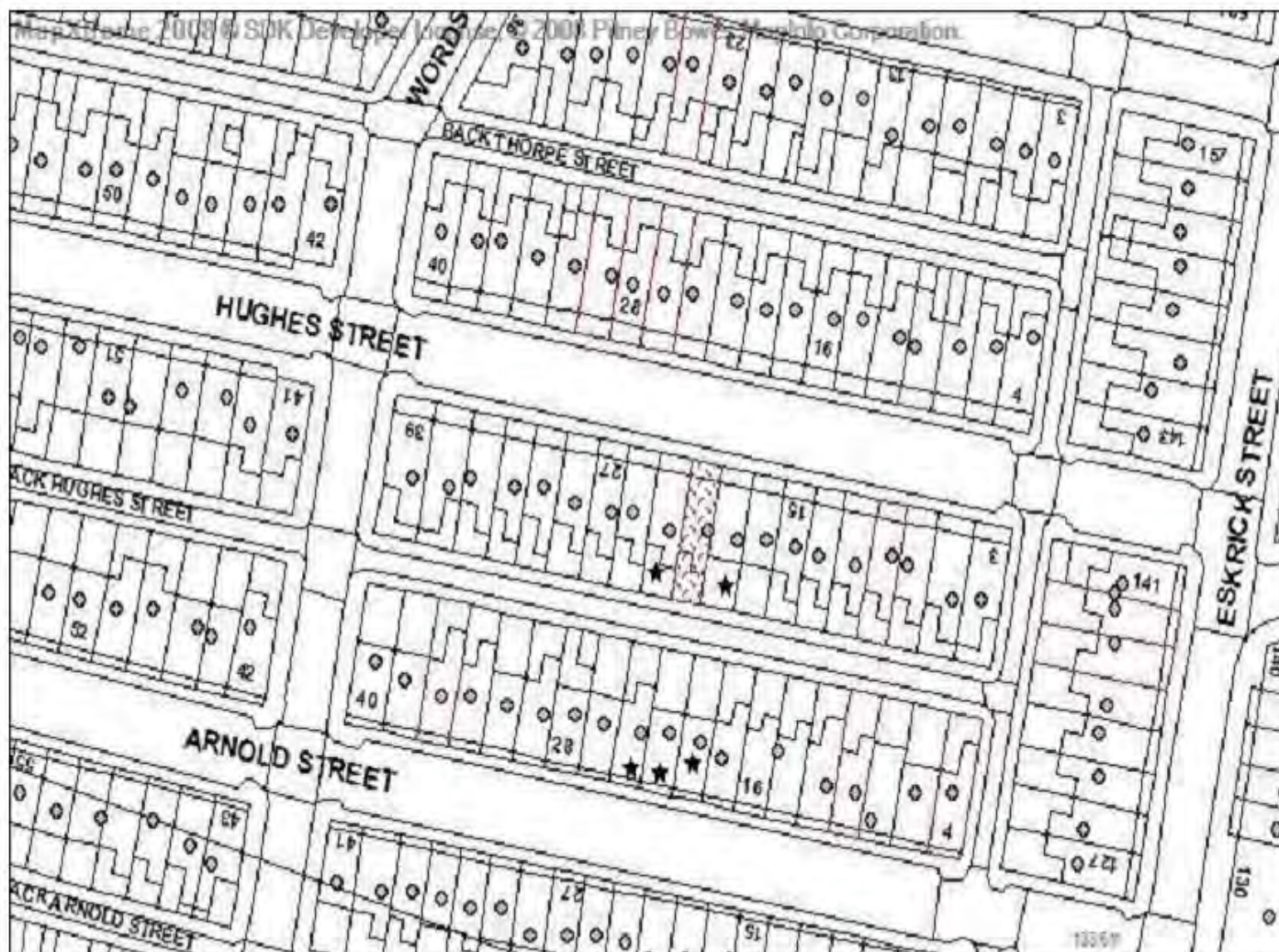
Owner to ensure compliance with Party Wall Act 1996 - further info available at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

<div>Notes</div> <p>This drawing is subject to copyright and is not to be reproduced in part or whole without approval.</p> <p>Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.</p> <p>The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.</p>										<div>Project</div> <p>99 LONSDALE ROAD, BOLTON BL1 4PN</p>		<div>Client</div> <p>MR YUSUF KHAN</p>	
												<div>Drawn</div> <p>RA</p>	
												<div>Date</div> <p>FEB 2015</p>	
												<div>Scale</div> <p>1:100</p>	
												<div>Drawing Number</div> <p>RAD/650/15/3/RevA</p>	





# Application number 93891/15



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

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**Date of Meeting: 14/05/2015**

**Application Reference: 93891/15**

**Type of Application: Full Planning Application**  
**Registration Date: 25/03/2015**  
**Decision Due By: 19/05/2015**  
**Responsible Officer: Kara Hamer**

**Location: 21 HUGHES STREET, BOLTON, BL1 3HE**

**Proposal: ERECTION OF PART TWO/PART SINGLE STOREY EXTENSIONS  
AT REAR**

**Ward: Crompton**

**Applicant: MRS BHUTA**  
**Agent : Y A ARCHITECTURAL SERVICES**

### **Officers Report**

**Recommendation: Approve subject to conditions**

#### **Proposal**

This application was refused in March 2015 under delegated powers and is now before Members for consideration as supporting evidence has now been submitted for a grant awarded for a Disabled Facilities Adaptation under the Housing Grants Construction and Regeneration Act 1996.

The application proposes a part single storey, part two storey extension to the rear of the property. The single storey element will project 6.03 metres providing a kitchen and bathroom, and the first floor extension over will project 4.05 metres providing a bedroom. The proposed ground floor extension will cover the full length of the yard, however it will leave a small yard area to provide access from the house to the back alley and storage for bins. The extension will be 2.5 metres in width.

#### **Site Characteristics**

This is a traditional mid terrace property with a bay window on the rear elevation.

#### **Policy**

National Planning Policy Framework (NPPF)

Core Strategies Policies: CG3 The Built Environment; CG4 Compatible Uses; RA1 Inner Bolton.

SPD House Extensions  
PCPN2 Space Around Dwellings

#### **Analysis**

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.

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 the Character and Appearance of the Dwelling and the Surrounding Area

Policy CG3 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.

Policy RA1 of the Core Strategy relates specifically to developments in Inner Bolton and states that the Council will ensure that development has particular regard to massing and materials used, will respect and strengthen the traditional grid-iron pattern and street-scaping of existing houses where it is compatible with good urban design, and will require development to provide adequate privacy and amenity space.

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 SPD contains a specific section on terraced properties, stating that the Council has taken the view, that applications to extend such properties need to be considered more sympathetically. Two storey rear extensions of up to 4 metres in length will normally be considered acceptable. Careful consideration should be given to the proposed room layout to ensure that the most effective use is made of space to minimise the scale of the extension needed.

In this case the proposed extension will provide a part single, part two storey addition to the rear of the property. The extension would be 6.03 metres in length at ground floor and 4.05 metres at first floor. The ground floor part of the extension is in excess of policy guidance. The first floor is only 0.05 metres greater than usually considered acceptable within policy guidance, and therefore is considered acceptable in this instance.

The proposed downstairs bathroom is proposed for a disabled resident (supporting evidence has been submitted with the application to show that a grant has been awarded for a Disabled Facilities Adaptation under the Housing Grants Construction and Regeneration Act 1996). Paragraph 1.11 of the SPD states that the Council is sympathetic to the additional needs of people with disabilities which may make a departure from the guidance necessary.

It was previously considered, within refusal 93463/15, that the siting and scale of the proposed extension would be harmful to the character and appearance of the area. It is however now

considered that the disabled applicant's need for the extension (as evidenced by the information submitted) outweighs any harm caused to the street scene.

#### 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.

As stated above, the SPD states that rear single or two storey extensions on terraced properties of up to 4 metres in length will normally be considered acceptable. Single storey extensions longer than 4 metres may be acceptable if the space remaining at the end of the yard would be unusable or if the impact on the neighbour would be limited by screening. The Council recognises that applying this approach will mean that more issues will necessarily arise in terms of loss of natural light and overshadowing to neighbours, but considers that the benefits in terms of improving the living conditions of residents overall is a significant consideration which should attract substantial weight.

The first floor part of the proposed extension at 4.05 metres is only 0.05 metres greater than usually considered acceptable within policy guidance, and therefore is considered acceptable in this instance.

The ground floor element of the proposed extension (at 6.03 metres) will impinge on the 45 degree angle when taken from the principal room windows of the adjacent property at 19 Hughes Street. The extension would result in a loss of light to the rear of this neighbouring property. It is however considered that the need for the additional part of the extension at ground floor level (the downstairs bathroom), which would improve the living conditions of the disabled resident, outweighs the partial loss of light to the rear of 19 Hughes Street which the ground floor extension would cause.

#### **Conclusion**

The ground floor element of the proposal is contrary to policy guidance in that it exceeds 4 metres in length, however, the additional 2.03 metres length will form a ground floor bathroom where grant monies have been awarded for a Disabled Facilities Adaptation under the Housing Grants Construction and Regeneration Act 1996, and therefore Members are recommended to approve this application.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** Letters have been received from Sharples School, GP DR S James-Authe and Bolton at Home supporting the application.

### **Consultations**

Advice was sought from the following consultees: None.

### **Planning History**

93463/15 - ERECTION OF A PART TWO/PART SINGLE STOREY EXTENSION TO REAR OF PROPERTY  
- refused

**Recommendation:**            **Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external surfaces of the extension hereby permitted shall be of a similar colour, texture and size of those of the existing building, and shall be retained thereafter.

Reason

To ensure the development visually reflects the existing building.

3. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

1369-P01; dated 18.01.15

Reason

For the avoidance of doubt and in the interests of proper planning.

