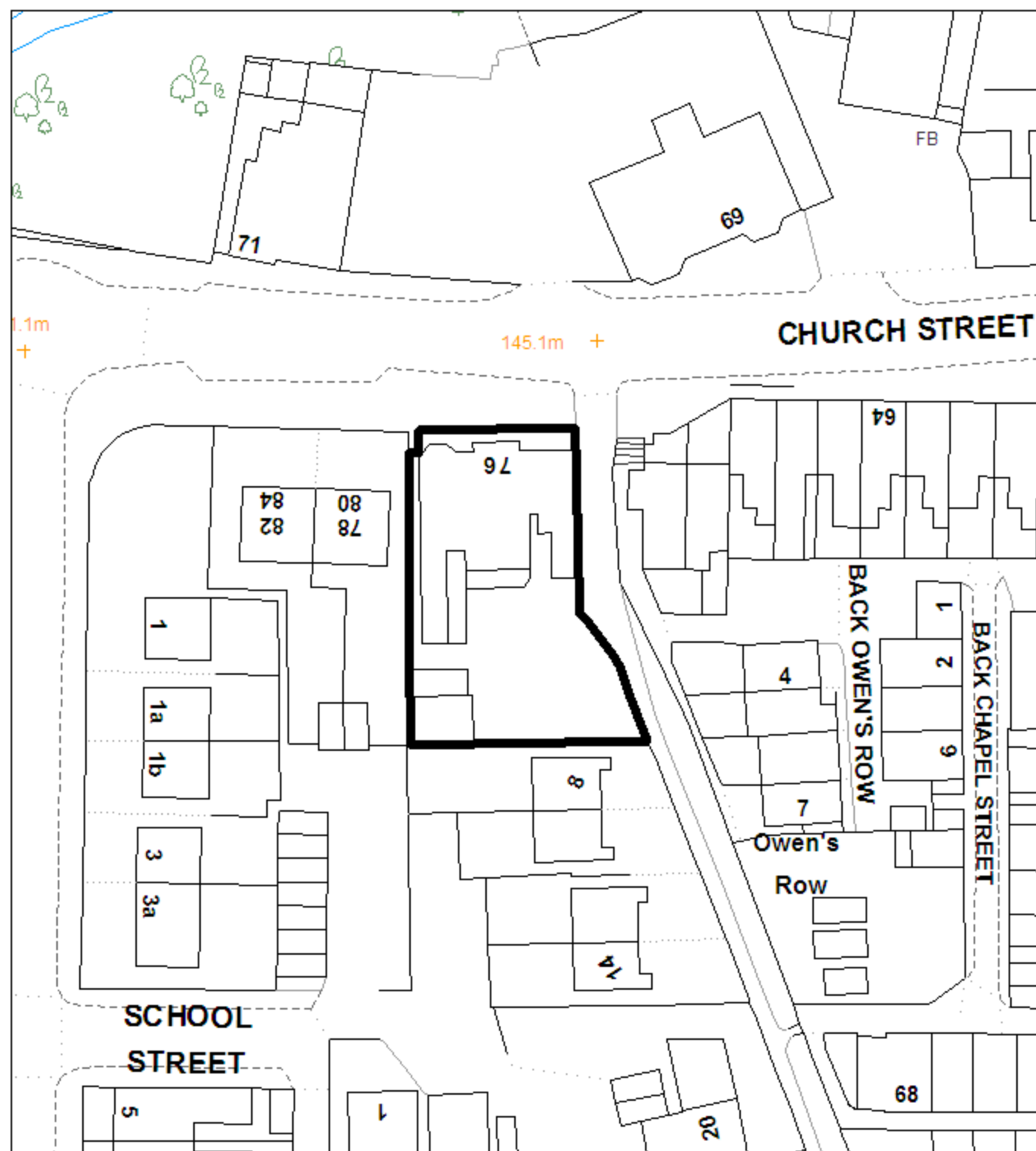


Application No.

91669/14



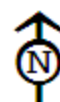
Development and Regeneration Department
Planning Control Section

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

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Date of Meeting: 05/06/2014

Application Reference: 91669/14

Type of Application: Full Planning Application
Registration Date: 14/03/2014
Decision Due By: 08/05/2014
Responsible Officer: Helen Williams

Location: 76 CHURCH STREET, HORWICH, BOLTON, BL6 6AB

**Proposal: CHANGE OF USE FROM LOFT TO OFFICE (B1), INCLUDING
INSTALLATION OF DORMER TO REAR OF PROPERTY**

Ward: Horwich North East

Applicant: Mr M Bromley
Agent : Mr A Chapman

Officers Report

Recommendation: Approve subject to conditions

Proposal

Permission is sought to change the upper floor of the building (loft space of approximately 70 sq. metres) from storage to office space. To accommodate this change two rear dormers and two rear rooflights are also proposed.

Two front dormer windows were also proposed, but these have been deleted from the plans during the application process to reflect what has previously been approved (under application 82747/09).

Site Characteristics

The application building is a former police station, which is now used as offices (approved under application 79890/08). The building is an attractive, two storey, red brick building with stone window heads and cills. The building has been extended at the rear.

The building is sited within Wallsuches Conservation Area. To the east of the application site are listed terraced houses and to the west are two storey flats. To the rear are further residential properties and across the road from the building (on Church Street) are a beauty salon and a restaurant.

Policy

National Planning Policy Framework (NPPF)

Core Strategy Policies: P5 Transport and Accessibility; S1.2 Road Safety; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.

PCPN19 Conservation Areas

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 building and Wallsuches Conservation Area
- * impact on the amenity of neighbouring residents
- * impact on the highway

Impact on the Character and Appearance of the Building and Wallsuches Conservation 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 CG3.4 states that the Council will conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings. Policy OA1 states that the Council will conserve and enhance the character of the existing landscape and physical environment, especially the conservation areas at Horwich town centre, Horwich Loco Works and Wallsuches, and ensure that development in Horwich and Blackrod respects street patterns, the grain and the form of predominant architectural styles and where possible makes sympathetic use of locally distinctive materials such as stone.

The application site is located within Wallsuches Conservation Area. It is considered that the building, the former police station, is a building of note within the conservation area and that it positively contributes to the street scene. It is also considered that the conversion of the building to offices has been sympathetic so far.

The application proposes the change of use of the upper floor (the loft space, of approximately 70 sq. metres) from storage space to further office space. To accommodate this, two rear dormers and two rear rooflights are also proposed. Originally proposed front dormers have been deleted from the plan following a request by the case officer.

The proposed plan are identical to those that were approved under application 82747/09 (the two proposed front dormers were also deleted from these plans).

It is still considered that the two proposed dormers on the rear roofplane would not impact significantly on the character and appearance of the building or the area. The

front elevation of the building (its most important elevation) will not be altered. Conditions are suggested to ensure that the two rooflights are of a conservation design and would be fitted flush to the roof, that the dormer fronts and cheeks are constructed of material to match the existing roof, and that the dormer reveals match those of the existing building.

It is therefore considered that the proposed development would not harm the character and appearance of the building or the conservation area, compliant with Policies CG3 and OA1 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, safety and security, and that it does not generate unacceptable nuisance, odours, fumes, noise or light pollution.

The building was granted planning permission in 2008 for its change of use to offices (application 79890/08). The proposed change of use of the upper floor would increase the amount of floorspace within the building that could be utilised as office space (a further 70 (approximate) sq. metres of floorspace). It is not considered that this would have any greater material impact on neighbouring residents and uses than the current use. The proposal is also identical to that which was approved in 2009 under application 82747/09.

It is suggested that the restrictions to the current use (opening hours and hours of delivery) are again conditioned for this upper floor.

The rear dormer windows will face on to the side of 8 Owens Road and will be over 20 metres away from this property. It is therefore considered that the proposed alterations to the building would not unduly affect the amenity of neighbouring residents.

It is therefore considered that the proposed development would comply 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] parking. Policy S1.2 states that the Council will promote road safety in the design of new development.

There is a parking area to the rear of the building (accessed down the side of the building) that caters for 13 cars. It is considered that this number is sufficient for the proposed development, particularly as the building is within a highly sustainable location (within the centre of Horwich).

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

Conclusion

For the reasons discussed above it is considered that the proposed development would not harm the character and appearance of the building or Wallsuches Conservation Area, would not unduly harm the amenity of neighbouring residents and uses, and would not jeopardise highway safety. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

Horwich Town Council:- objected to the proposal at their meeting of 24th April 2014 as they considered that the proposed dormers are out of character with the historic landmark building.

Consultations

Advice was sought from the following consultees: None.

Planning History

Permission was granted in October 2009 for the change of use of the loft space into office space (B1) together with the installation of dormer windows to the rear (82747/09).

Permission was granted in 2008 for the change of use of the police station to offices (B1) (79890/08).

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 by, the Local Planning Authority, before the commencement of the development, and retained thereafter.

Reason

To ensure the development fits in visually with the existing building and safeguards the character and visual appearance of the locality.
3. The dormer fronts and cheeks shall be clad in materials similar to the existing roof.

Reason

To ensure the development safeguards the visual appearance of the building.
4. The dormer windows shall have reveals which are not materially different to those on the existing building.

Reason

To ensure the development fits in visually with the existing building and safeguards the character and visual appearance of the locality.
5. The development hereby approved/permitted shall only be used for B1 (office) purposes only and for no other purpose.

Reason

For the avoidance of doubt as to what is permitted.

6. The premises shall not be open to customers except between the hours of 08:00 and 18:00 Monday to Friday and between the hours of 09:00 and 13:00 on Saturdays. No opening shall take place on Sundays and Bank Holidays.

Reason

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

7. No deliveries shall be taken at or dispatched from the site except between the hours of 08:00 and 18:00 Monday to Friday and between the hours of 09:00 and 13:00 on Saturdays and no deliveries shall be taken at or dispatched from the site on Sundays or Bank Holidays.

Reason

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

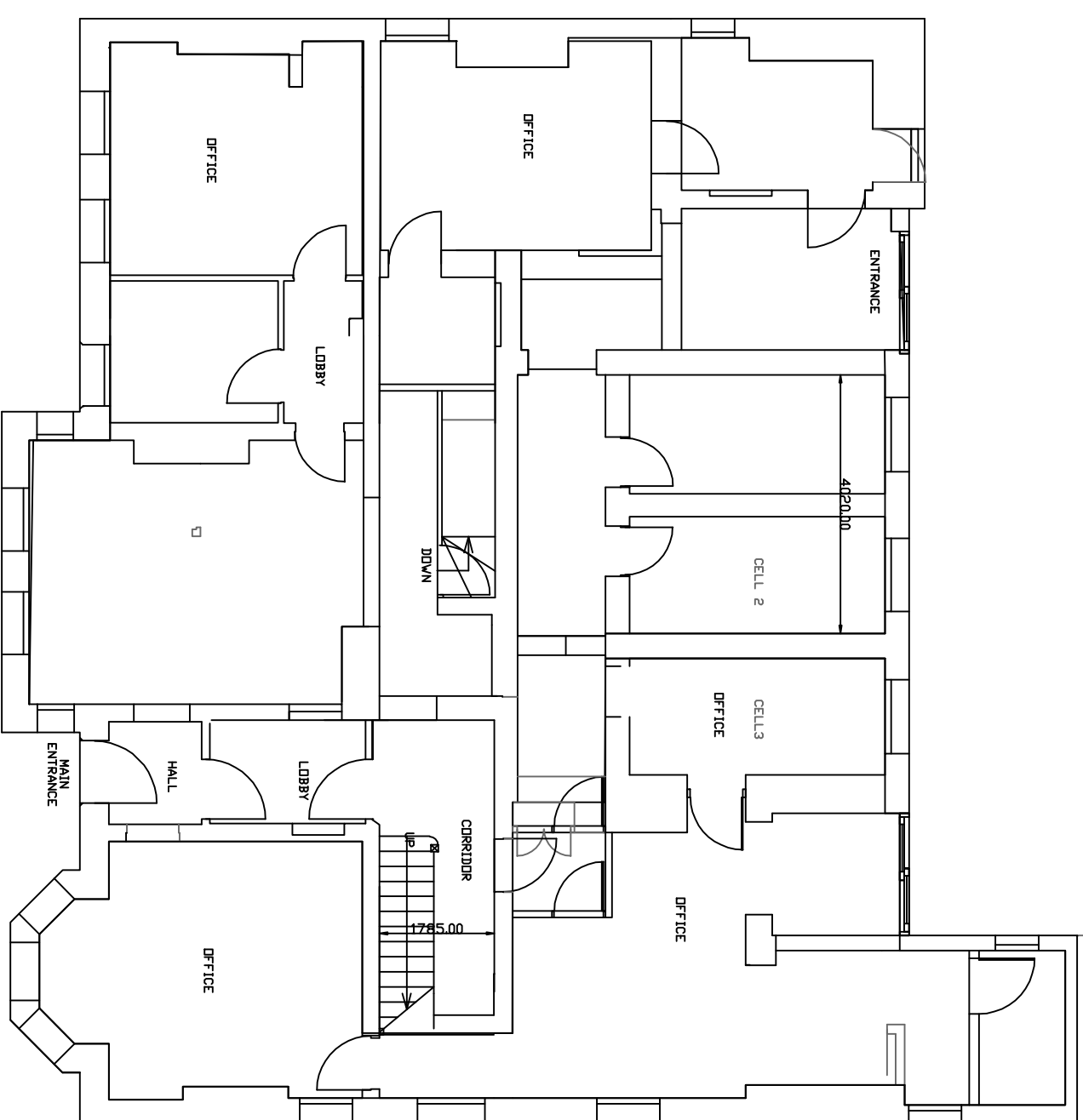
8. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

01A; received 22nd April 2014

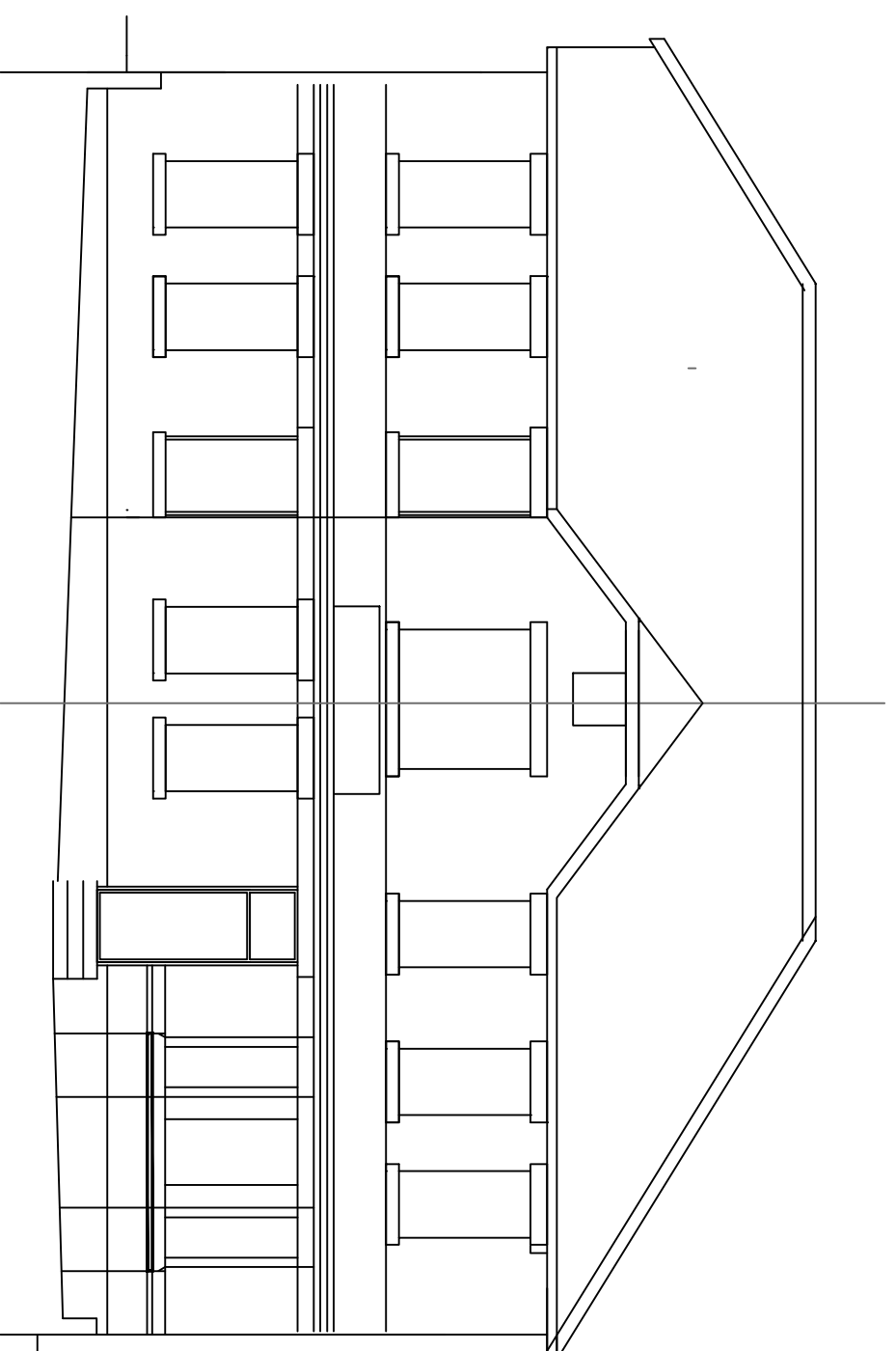
Reason

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

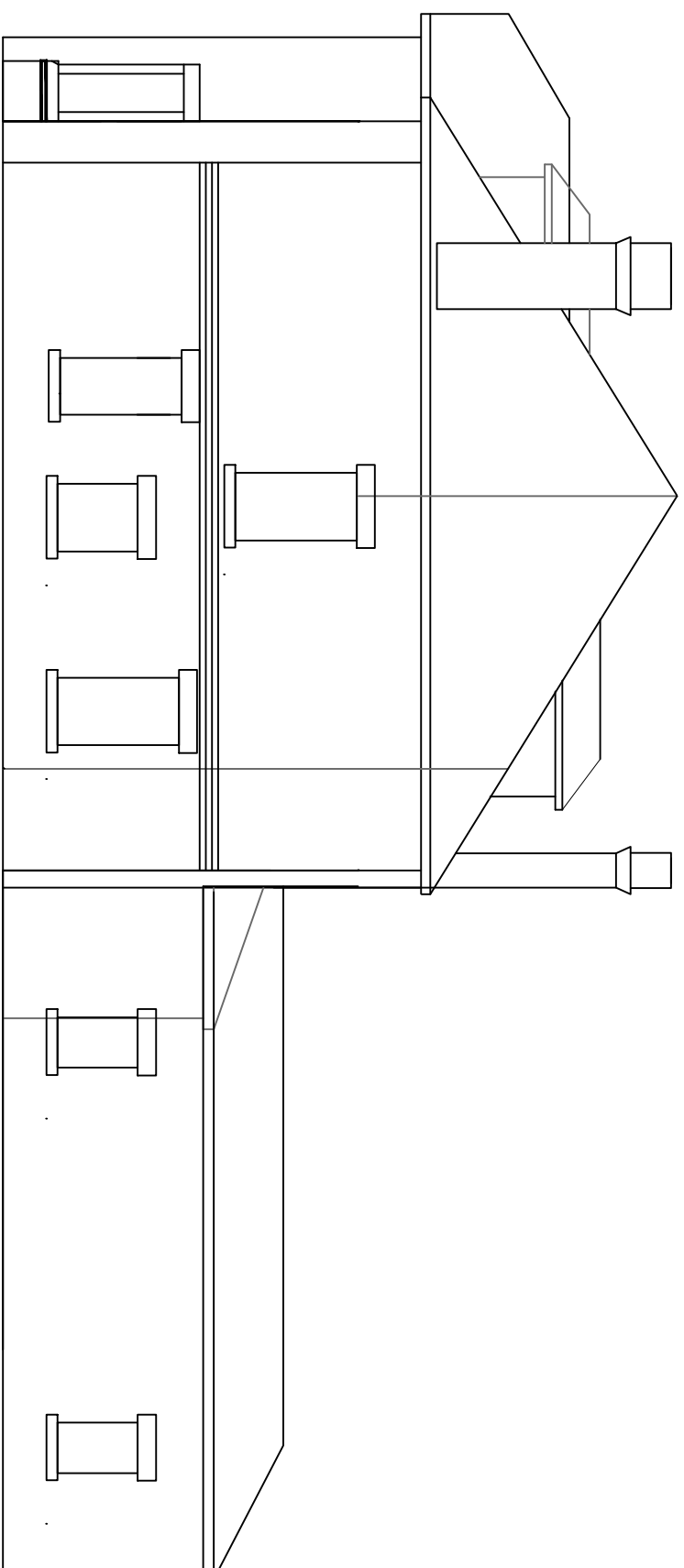
EXISTING



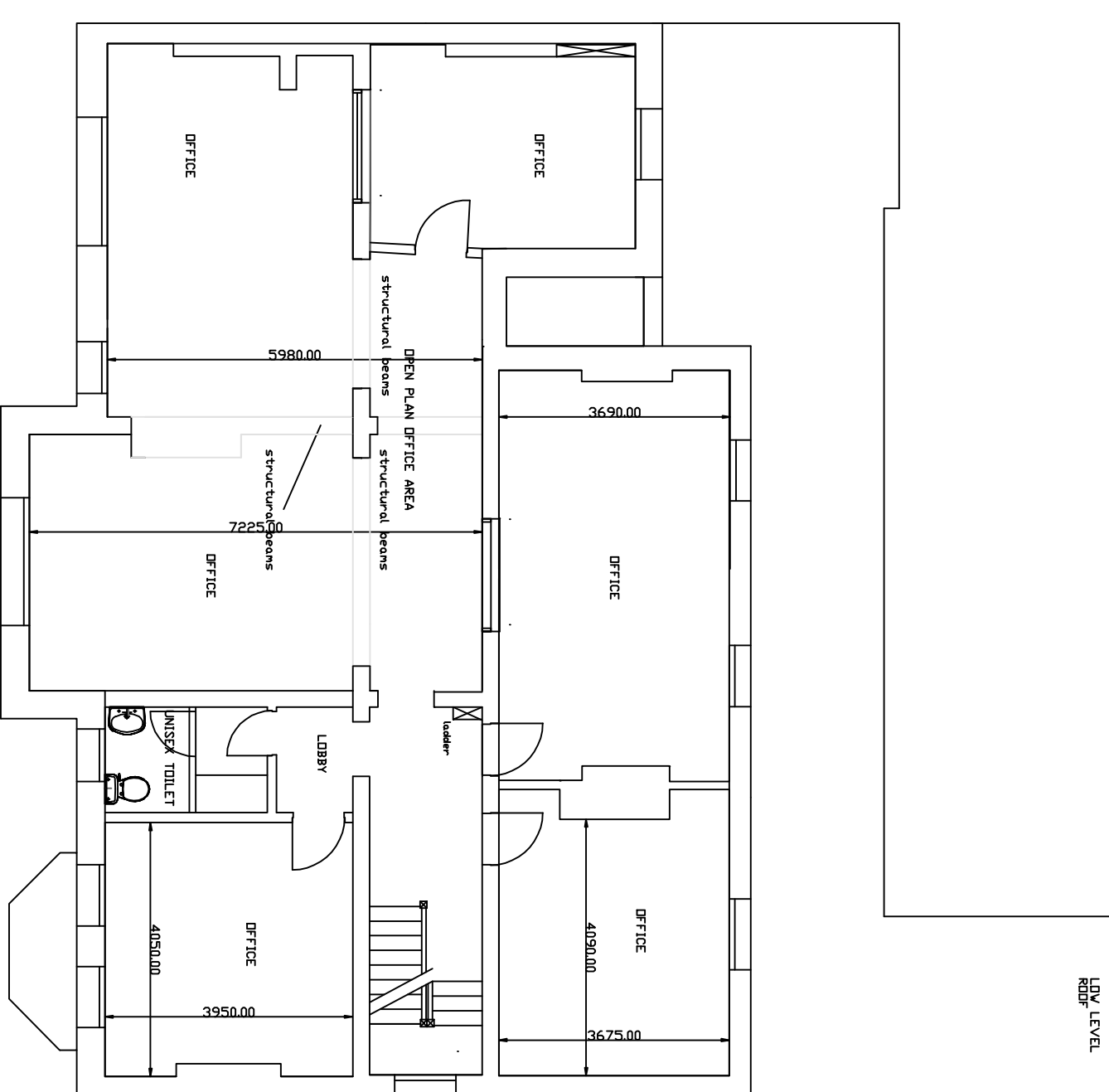
GROUND FLOOR PLAN



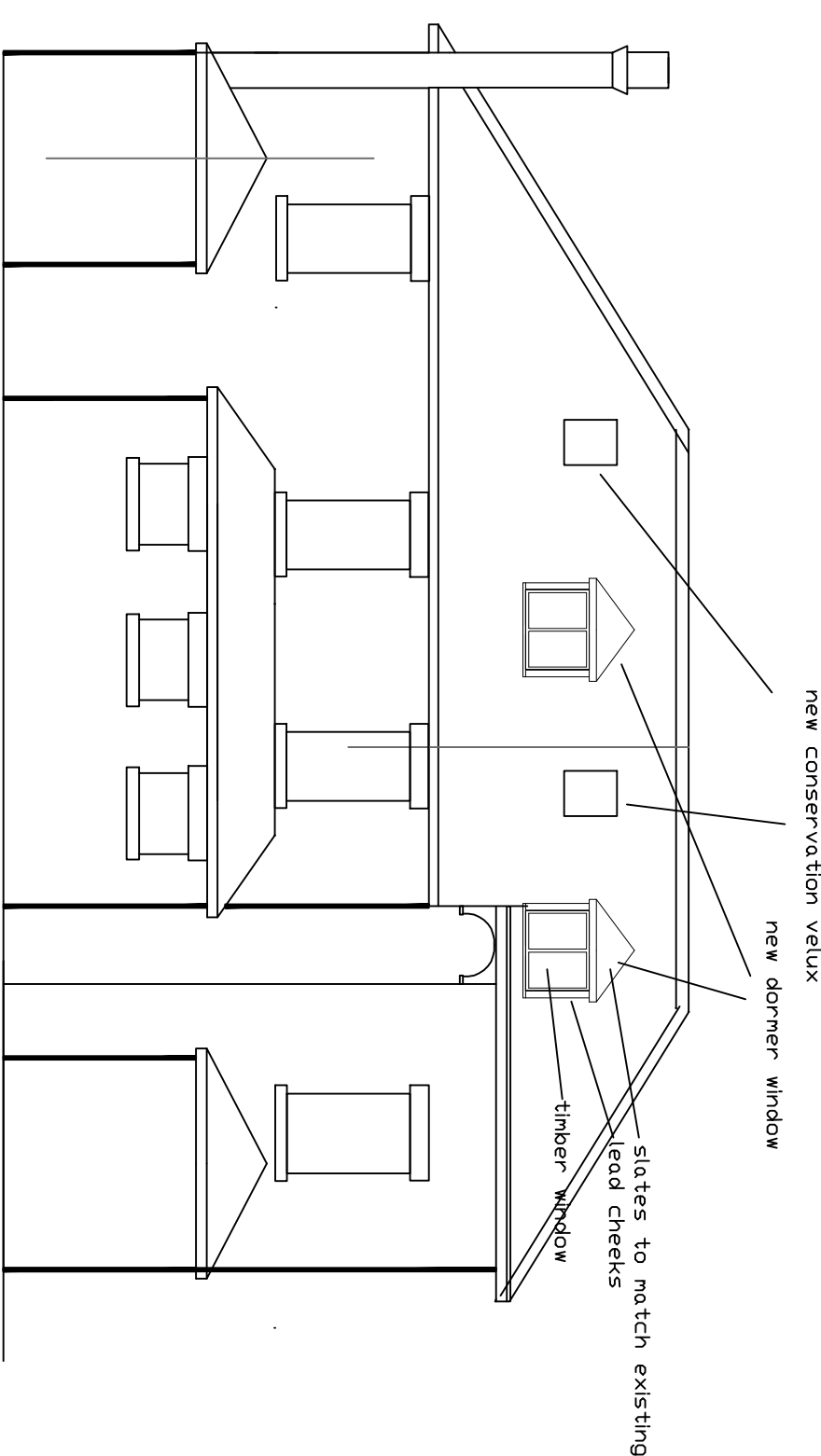
FRONT ELEVATION



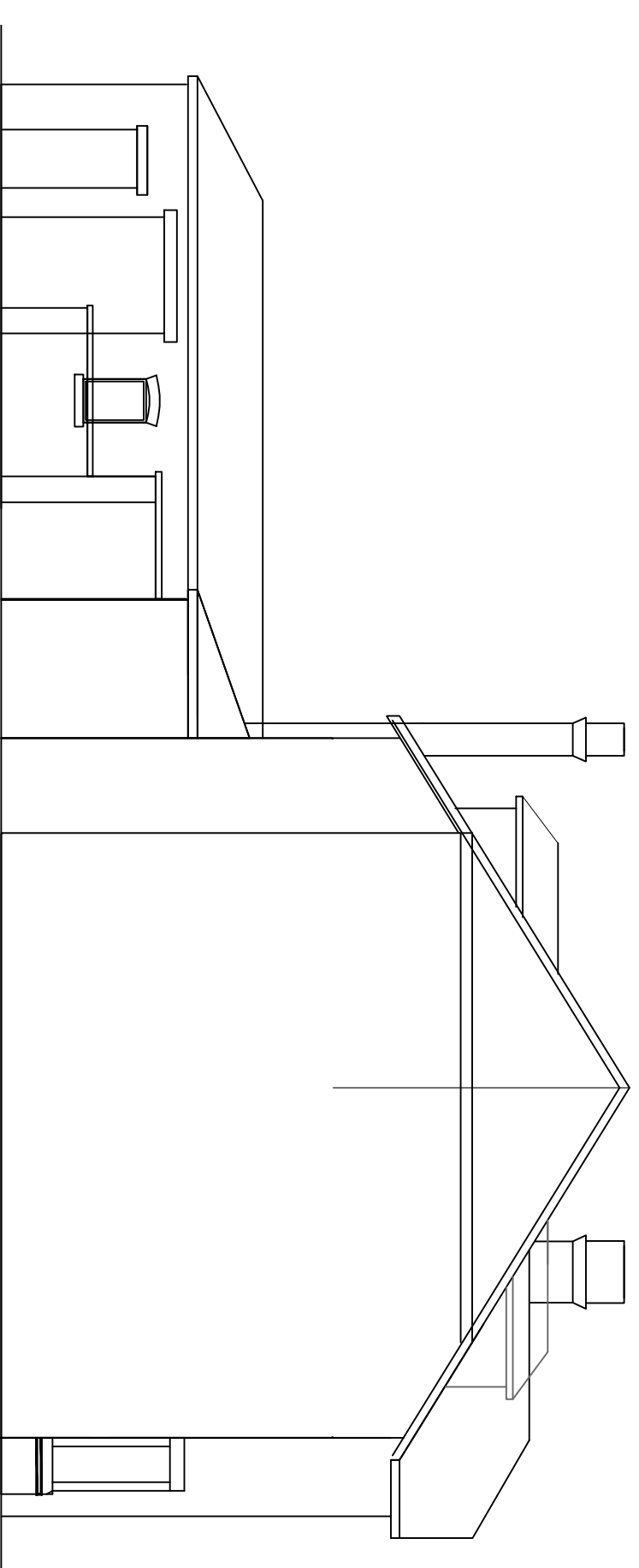
SIDE ELEVATION



FIRST FLOOR PLAN

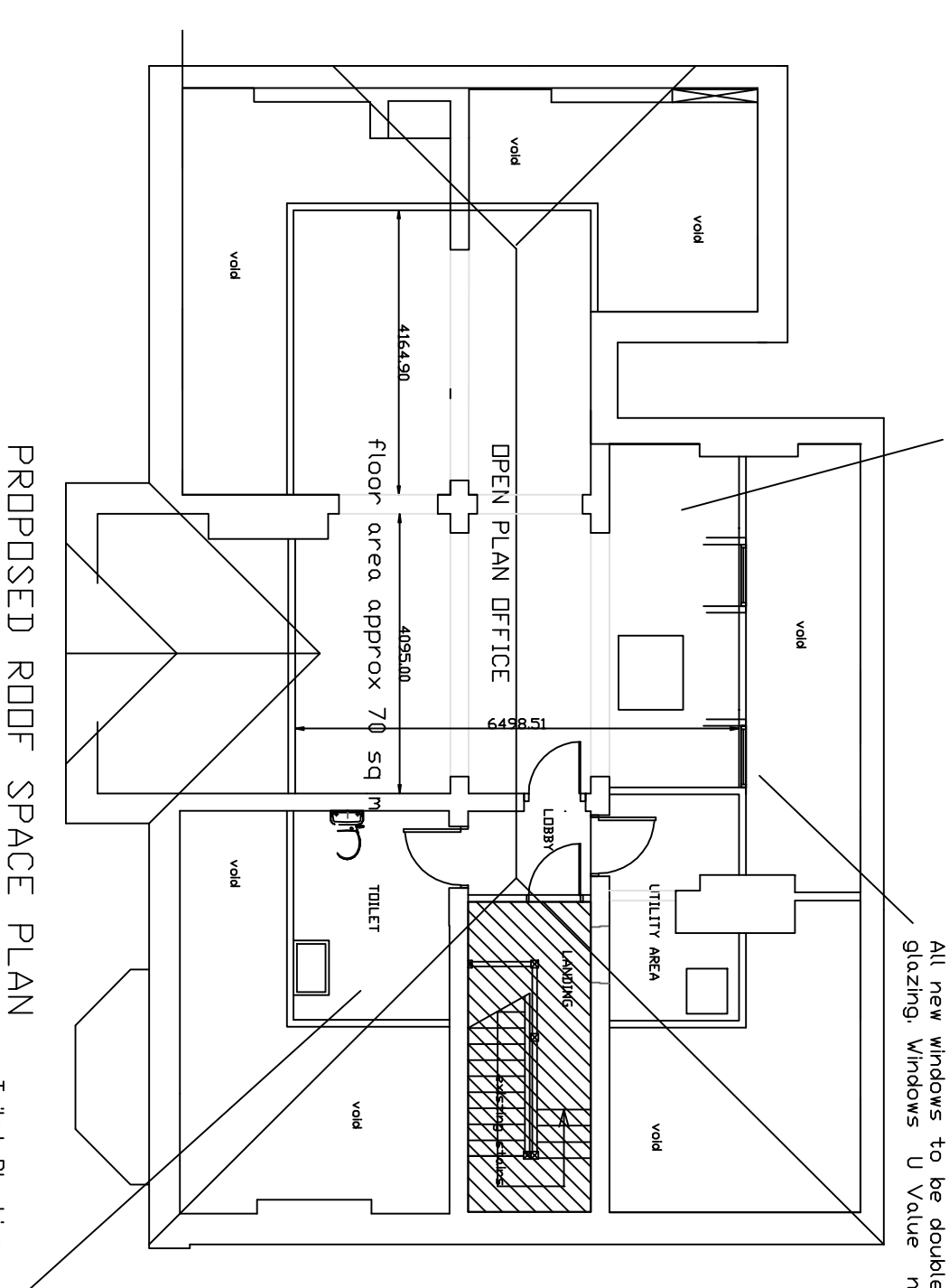


REAR ELEVATION



SIDE ELEVATION

new roof space floor
18mm green water resistant flooring grade chipboard on
new floor joists C16 timber @ 400c/c's set 25mm above
existing ceiling or as directed by engineer
floor joists to extend ceiling joists
All new windows to be double glazed 1/6/4 with K low E glass,
glazing U Value not exceeding 1.8 W/m² K



PROPOSED ROOF SPACE PLAN

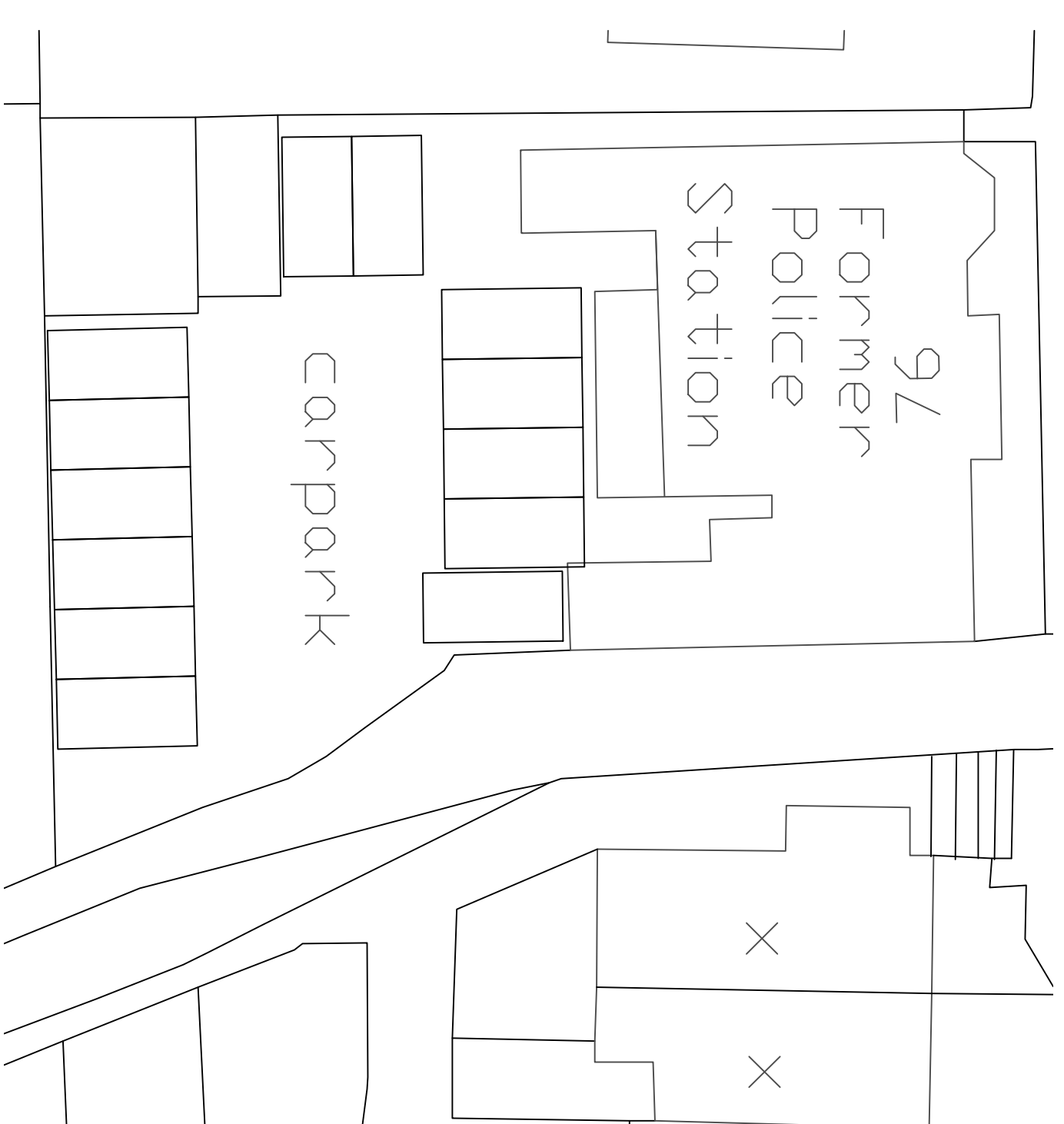
domer cheeks
discards

ensure domer windows correlate with first floor windows below
constructed from CL6 frame 100x50 framing of ripole rafters as directed by engineer
beams built up from 100x50 steel channel production of x pole membrane
beams spaced at 1000mm centres with 100x50 steel channel top flanges 175 or equal, externally framed
fixed jam wop cut ending plywood with breather
membrane fixed to clad with plan concrete tiles or lead
if tiles allow for counter battens as well as horizontal battens
ensure use of none rusting fixings

Toilet Plumbing Vent and waste systems to comply with BS. 4514, BS. 5254 and BS. 5225 75mm deep seal traps to basin p/ trap lavatory basin with 100mm soil pipe, 40mm waste to possible shower, 32mm run 1/2" change to 40mm or install and use trap, 32mm waste to wash hand basin, 32mm run 1/2" change to 40mm or install and use trap, all wastes to discharge into exist 100mm dia discharge stack with 40mm waste from kitchen sinks discharging into external s and wv system



LOCATION PLAN I / 1250



SITE PLAN / 200

OMIT FRONT DORMERS 04/14

REVISIONS

SCALE	DATE	DRAWN	CHECKED
1/100	JAN 14		

CLIENT

TITLE

PROPOSED CHANGE OF USE OF RODESPACE TO
OFFICE WITH DORMER WINDOWS TO FRONT & REAR,
FORMER POLICE STATION NOW OFFICE ACCOMMODATION
76 CHURCH STREET ,HORWICH

DRAWING No.

01A

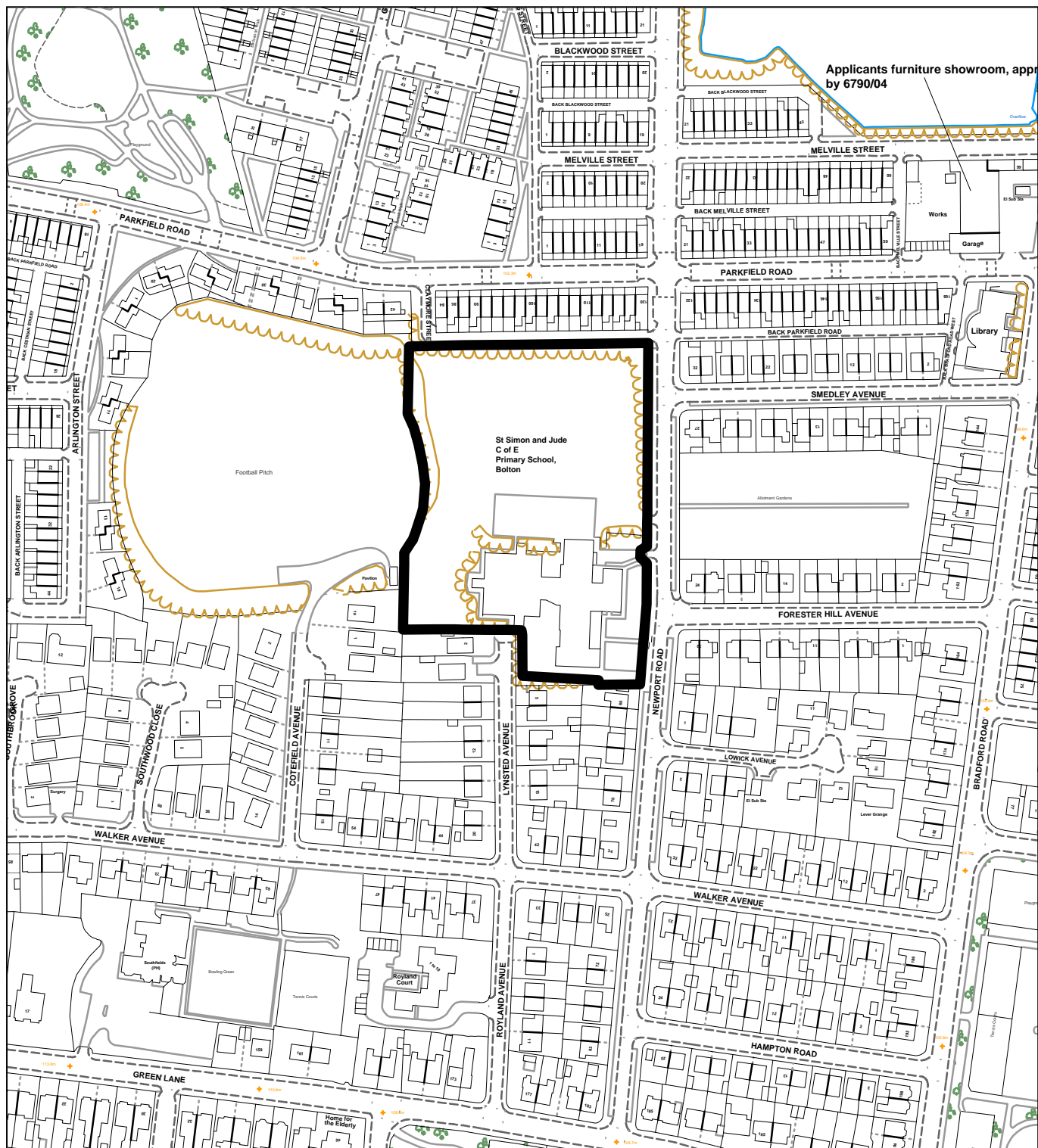
NOTES

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ORIGINAL A1

Application No.

91688/14



Development and Regeneration Department
Planning Control Section

Town Hall, Bolton, Lancashire, BL1 1RU.
Telephone (01204) 333333
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Date of Meeting: 05/06/2014

Application Reference: 91688/14

Type of Application: Full Planning Application
Registration Date: 25/03/2014
Decision Due By: 19/05/2014
Responsible Officer: Martin Mansell

Location: SS SIMON AND JUDE C OF E PRIMARY SCHOOL, NEWPORT ROAD, BOLTON, BL3 2DT

Proposal: EXTENSION TO PROVIDE 2 NO ADDITIONAL CLASSROOMS TOGETHER WITH 2 NO EXTERNAL CANOPIES TO PROVIDE SHELTERED EXTERNAL TEACHING SPACE

Ward: Great Lever

Applicant: St Simon & Jude C E School
Agent : Good & Tillotson

Officers Report

Recommendation: Approve subject to conditions

Proposal

Consent is sought for the erection of a single storey extension at the rear of the existing school to provide two additional classrooms, a central resource area and a replacement toilet. Canopies would also be installed on the south-facing elevation. Design, materials and the pitch of the roof would match the existing.

It is intended that pupil numbers will increase from the present 420 to a planned capacity of 472.

Site Characteristics

The site consists of a typical modular school building set in an area of generous landscaping. The school dates from the 1960s and is generally single storey, though levels do vary within the site.

The surrounding area is almost entirely residential in character.

The location of the proposed extension cannot easily be viewed from public vantage points, though it can be seen from the surrounding houses.

Policy

National Planning Policy Framework - requiring good design, promoting healthy communities

Core Strategy Objectives

SO2 Access to Education, SO6 Accessibility and Infrastructure, SO9 Crime and Road Safety, SO16 Community Cohesion and Access

Core Strategy Policies

A1 Primary Education

S1 Crime and Road Safety

CG3 Design and the Built Environment, CG4 Compatible Uses

SC2 Cultural and Community Facilities

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 community 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.

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.

The proposed western extension cannot be easily viewed from public vantage points and therefore the impact on the streetscene will not change. In any case, the extension is appropriately designed, following the existing angle of the pitched roof and materials will match.

The proposal complies in full with policies seeking to protect the character and appearance of the area.

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 comments of the objector are noted. However, it is an established principle of planning practice that no one has a right to a view, particularly distant views - instead, good town planning seeks to protect the outlook and privacy enjoyed at dwellings by setting minimum interfaces between the principal windows of residential properties and nearby buildings.

To the south of the school site is a bungalow, constructed in the late 1980s and situated at the end of Lynstead Avenue. The interface between the side kitchen window of this property and the proposed extension would be 11 metres. The extension would not extend the full width of the side elevation - the bungalow is offset in relation to the extension. It is also noted that the existing school is cut into the sloping land and the extension would follow these lines, meaning that the extension would be at a lower level than the bungalow. Kitchens are not considered to be principal rooms and therefore Officers conclude that the 11 metre interface is acceptable, particular when the differences in levels and the offset relationship is also taken into account.

The objector also raised the issue of out of hours anti-social behaviour at the school - typically, young people gaining access to the roof. The extension will not have any impact on unauthorised access to the school - it will not, in itself, make it easier or encourage people to gain access to the site. It will, however, bring the school building closer to a residential property, albeit within accepted interfaces. Officers take the view that property owners are responsible for the security of their own property, particularly in instances such as this where a boundary is not shared with another residential property. At the site visit, it was noted that the northern boundary of this residential property consisted of a 1 metres concrete panel fence with railings over - providing a clear view into this property and allowing access due to the junction of the panels and the railings acting as a "step". The occupant would be able to replace this with a boundary treatment of up to two metres, without requiring the consent of the Local Planning Authority. It would also be open to them to provide planting to provide a buffer to the property from the adjacent school.

That said, there is the potential for anti-social activities at the school to be brought closer to the residential property to such a degree that living conditions are materially affected. It is considered appropriate to impose a condition requiring the school to put forward a package of security measures to further reduce and discourage unauthorised access and out of hours anti-social behaviour at this site.

Subject to this condition, the proposal is considered to comply with Policy CG4 of Bolton's Core Strategy

Impact on Community and Education Provision

The Core Strategy notes that Bolton's primary schools are going through a period of

reorganisation funded by the Primary Capital Programme. It also notes that a well-educated and trained workforce will make a major contribution to Bolton's future economic success.

Policy SO2 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, provide everyone in Bolton with the chance to learn, by transforming Bolton's schools and colleges with new buildings and improved services.

Policy A1 of Bolton's Core Strategy is part of the "Achieving Bolton" Sustainable Community Strategy theme and states that the Council will support the development of primary schools in locations accessible to the communities they serve.

The Council's adopted policies relating to community facilities are broadly permissive, subject to appropriate and accessible locations. All the policies recognise the significant benefits that flow to the Borough from such development. The Council's Asset Management and Pupil Place Planning Unit carried out a consultation exercise that ran from 26th May – 22nd July 2011. The document provides information on the effects that recent rises in the birth rate are now having with regard to the increased demand for pupil intake places and identifies the numbers of additional intake places that are required in each respective area to meet the increased demand.

The proposal is sited in an accessible location, serving nearby residential properties within walking distance of the site and is accessible by public transport along Bradford Road.

The proposal complies in full with policies seeking to improve community provision and will deliver benefits in these terms.

Conclusion

The proposed extensions to the school will improve the facilities offered to the area whilst being of an appropriate design, in an accessible location and without unacceptable harm to nearby uses.

The proposal is recommended for approval.

Representation and Consultation Annex

Representations

An objection has been received from a nearby resident. The grounds of objection are:-

- there has been a major problem of vandals on the school roof and in the grounds
- pellets and missiles have been fired as a result of phoning the police
- the extension will bring the building closer to the neighbouring property
- CCTV and security should be provided
- the extension will prevent distant views from the neighbouring kitchen window
- the extension will devalue the neighbouring house

Consultations

Advice was sought from the following consultees: Corporate Property, Education Asset Management

Planning History

None relevant.

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, details of a package of security measures shall be submitted to and approved by the Local Planning Authority. The details should include measures to address unauthorised access to the site and the school roof outside of school hours. Such details as are approved shall be implemented in full prior to the development being brought into use and retained thereafter.

Reason

To ensure that the design of the development takes into account the need to reduce crime and the fear of crime, consistent with Policy S1 of Bolton's Core Strategy.

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

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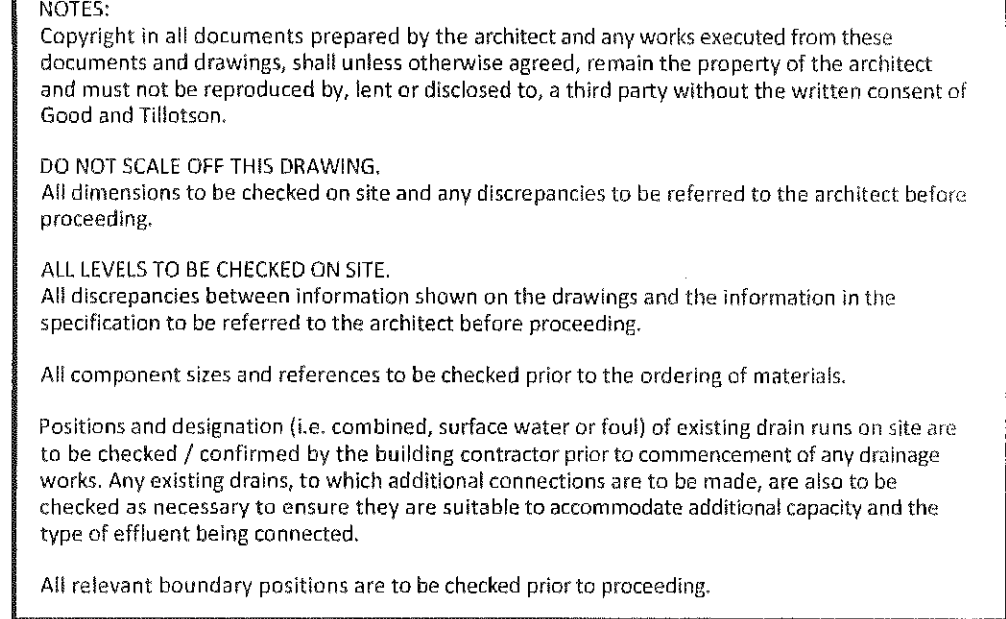
Reason

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

4. 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.



5. 1. LINE OF PROPOSED EXTENSION

2. 2. 3. 4.

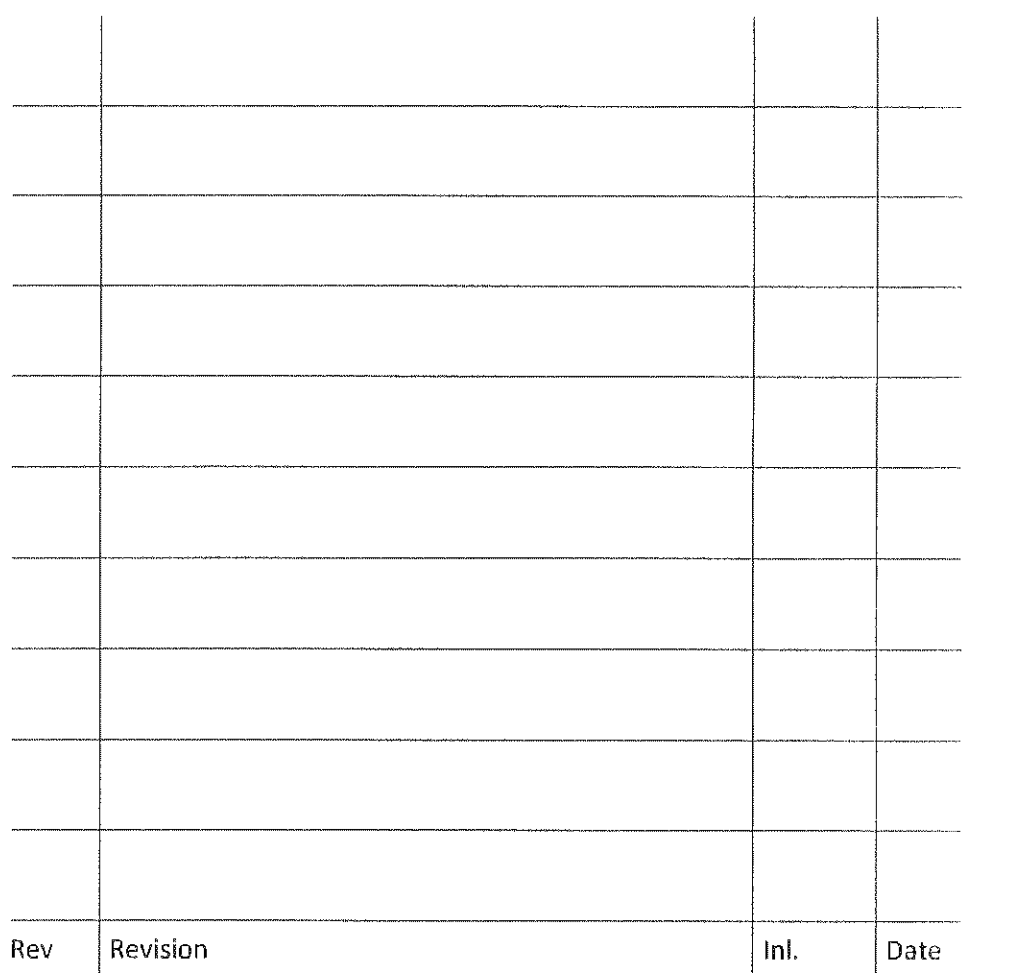
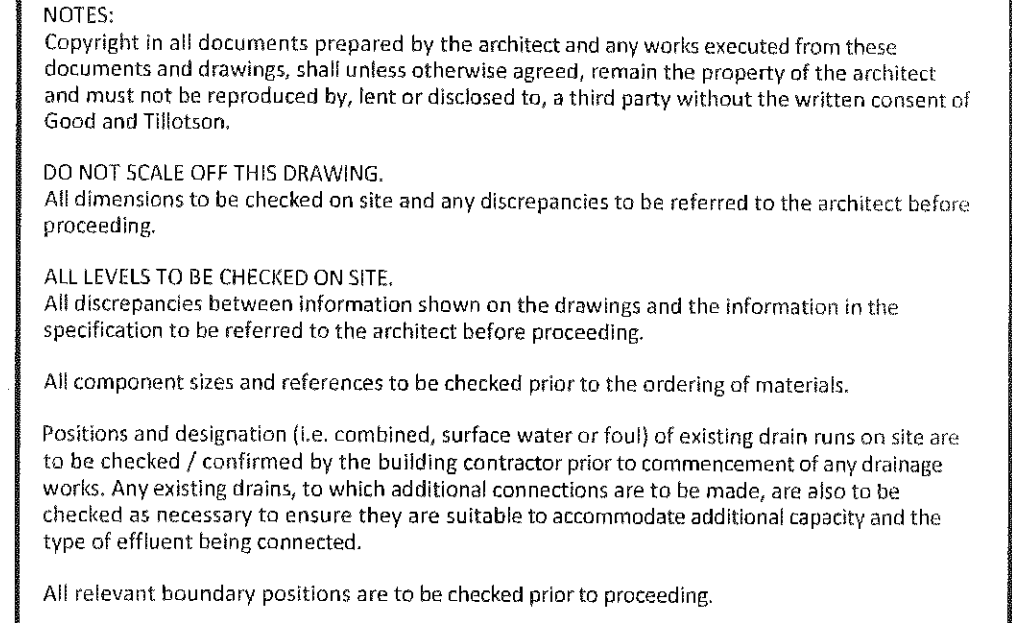
G.F.L. 109.49 4310

APPROX - TO LINE THROUGH WITH EXISTING

Proposed Elevation C - 1 : 50

The image contains two architectural elevation drawings of a proposed canopy. The left drawing shows the existing building with a canopy over its front entrance. The right drawing shows the new addition with a canopy over its front entrance. Both drawings include a dimension line at the top labeled "LINE OF PROPOSED CANOPY" and a callout "7." pointing to the canopy structure.

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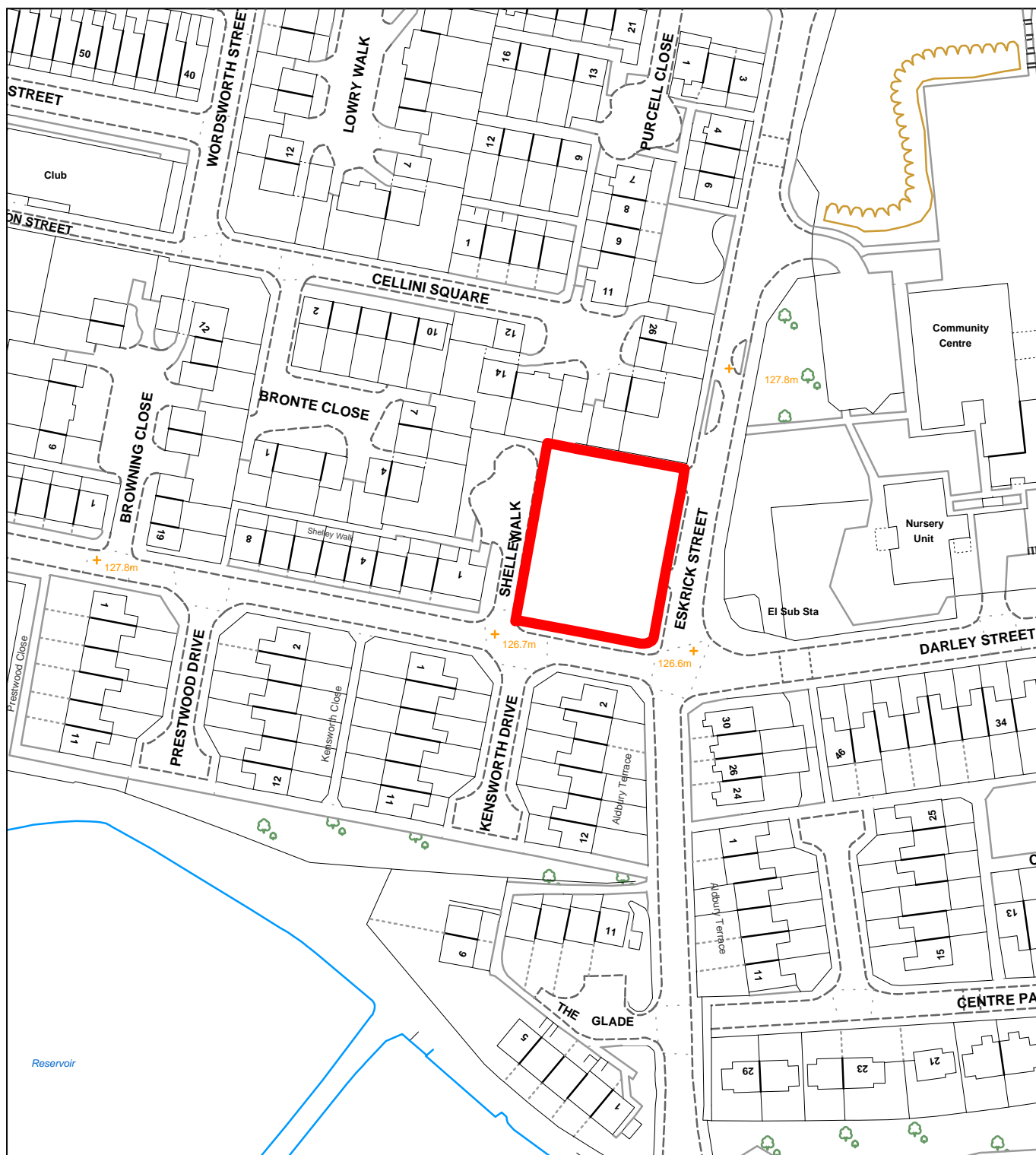


		Good & Tillotson Chartered Architects 2 The Studios, 318 Chorley Old Road, Bolton, BL1 4UJ Tel: 01204 497700 Fax: 01204 497776 Email: info@goodandtillotson.co.uk Web: www.goodandtillotson.co.uk		BOLTON COUNCIL DEVELOPMENT & REGENERATION 18 MAR 2014	
Client: Saint Simon & Jude's School					
Project: Proposed Extension / Alterations Saint Simon & Jude's School Bolton			 Chartered Practice		
Drawing: Proposed Site Layout			Date: 05.02.14 Drawn: Not By G&T Scale: As shown @ A1		
Project No: 1401		Drawing No: 05		Drawing Revision: -	

Proposed Site Plan - 1 : 100

Application No.

91696/14



Development and Regeneration Department
Planning Control Section

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

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11

Date of Meeting: 05/06/2014

Application Reference: 91696/14

Type of Application: Full Planning Application
Registration Date: 21/03/2014
Decision Due By: 15/05/2014
Responsible Officer: Martin Mansell

Location: SITE OF FORMER CITY HOTEL, 37-39 ESKRICK STREET, BOLTON, BL1 3EN

Proposal: ERECTION OF 6 No 5-BED SEMI-DETACHED HOUSES TOGETHER WITH ASSOCIATED CAR PARKING.

Ward: Halliwell

Applicant: City Homes UK Limited
Agent : Y A Architectural Services

Officers Report

Recommendation: Approve subject to conditions

Proposal

The applicant proposes the erection of 6 No. 5 bedroom semi-detached dwellings at this vacant cleared site. Each dwelling would be two storeys in height with living accommodation in the roof of the property. A small dormer window would be provided in the front and rear elevations of each property.

Plots 1-4 would front Darley Street and would have front and rear garden areas. Car parking for these properties would be accessed from Shelley Walk in the form of 7 (No.) spaces. Plots 5 and 6 would front Eskrick Street, have front and rear gardens and have two car parking spaces located at the side of each property.

The proposed boundary treatment for the development would be a dwarf 1.2 metre high brick wall with infill timber panels at the front of each property with a 2 metre high timber fence along the side and rear boundaries of the site to ensure privacy for the future occupiers' rear gardens.

Site Characteristics

The site is that of the former City Hotel public house and its car park, now demolished. The surrounding area is predominantly residential and consists of mainly terraced properties, there are bungalows located on Shelley Walk to the West of the site. On the opposite side of Eskrick Street is a community centre and a nursery unit.

Policy

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

Core Strategy Objectives

SO6 Accessibility and Infrastructure, SO9 Crime and Road Safety, SO14 Inclusive Housing, SO15 Sustainably Located Housing

Core Strategy Policies

P5 Transport

S1 Crime and Road Safety

CG3 Design and the Built Environment, CG4 Compatible Uses

SC1 Housing Targets

RA1 Inner Bolton

Saved UDP Policies

EM5 Derelict Land & Buildings

PCPN2 Space Around Dwellings

PCPN21 Highway Considerations

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

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. 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. 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.

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.

Policy SC1 of Bolton's Core Strategy states that the council and its partners will identify a range of housing sites for additional provision of 694 dwellings per annum between 2008 and 2026. At least 80% of housing development will be on previously developed land in accordance with the Regional Spatial Strategy; the Transforming Estates programme will provide up to 20% of housing development on Greenfield land.

The application site is a previously developed site within the urban area. The site was formerly a public house and associated car park. This is considered to be a sustainable, previously developed site and complies with policy.

Members are advised that planning permission was granted in January 2009 for the demolition of the vacant City Hotel public house and the erection of 6 5-bedroomed dwellings. The layout and design of these approved dwellings was almost identical to the development now proposed, save for the addition of a single storey 2 metre outrigger to each property in the current proposal. It is not clear whether this development commenced within the specified 3 years by the demolition of the vacant public house or if the permission expired unimplemented in January 2012. However, a new application is now before Planning Committee, with a different if similar design and should be considered on its own merits, whilst taking into account that planning permission was granted relatively recently and the circumstances have not changed significantly since this grant of this consent.

Officers conclude that the principle of residential development at this site is as acceptable as it was in 2009.

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.

The site reflects plot sizes in the area and it is considered that the erection of six dwellings in the form of 3 pairs of semi detached properties would be a good and efficient use of this currently vacant land. Darley Street, Eskrick and Shelley Walk are characterised by family homes and it is considered that the development is in-keeping with this pattern.

The design of the dwellings is considered to be acceptable and the dwellings will help create a more aesthetically pleasing environment and make good use of this neglected and run down site. The design of the dwellings is considered to be in keeping with the design of existing dwellings within the immediate and surrounding area.

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.

The proposed development, does in the main, respect the interface standards as outlined in PCPN No. 2. However, the interface between Plot 6 and No.22 Cellini Square whose rear main windows overlook the development site would be 10.9 metres. This is a 2.6 metre shortfall of the required interface distance of 13.5 metres.

On balance, the proposed distance is considered to be acceptable for the following reasons:

- The character of the area is predominantly semi-detached and terraced properties which have a similar, tight knit, relationship and which do not benefit from the recommended interface standards;
- The proposal would result in the removal of a vacant and potentially harmful site due to the potential for anti-social activities at vacant land. No written objections have

- been received from the owner/occupier of No. 22 Cellini Square.
- Planning permission was granted in 2009 for a markedly similar development with similar interfaces.

The internal relationship of the dwellings in this location, on balance, is also considered to be acceptable. The distance between plots 4 and 5 is approximately 13 metres, which is 0.5 metres short of the required distance. This again is considered to be acceptable, the interface distances are intended to produce acceptable amenity and privacy standards for developments. However, each case is judged on its merits and it is considered that the relationship of these plots within the site is acceptable and will not result in adverse living conditions for future occupiers. The 2 metre high boundary fence to the rear of plot 4 will also partially screen and protect the privacy of future occupiers. Furthermore, potential purchasers of the properties will be aware of this relationship when they decide to purchase the properties.

A distance of 8.27 metres between the side elevations of plot 1 and No.1 Shelley Walk is maintained with the side elevation of No. 1 Shelley Walk having no windows within it.

Furthermore, properties fronting Eskrick Street are predominantly two storey in height with a mix of modern terraced properties interspersed with traditional pre World War One terraced properties which are larger in scale.

Whilst the proposed properties would be larger than those of the bungalows on Shelley Walk they are in character with the wider area and are set back sufficiently from properties on Shelley Walk so as not to have an adverse effect on their living conditions.

Colleagues in Pollution Control consider that the 2008 contaminated land survey should be updated to take account of any activities at this site since this time. However, there is no evidence of any activities at this site since this time and therefore this request is considered to be unreasonable.

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 present situation in this residential area.

The Council's maximum car parking standard of 1.5 spaces per dwelling is met and exceeded, though this is considered to be acceptable due to the numbers of bedrooms. The development includes 11 spaces overall. Plots 5 and 6 have a double length driveway each.

Highway Engineers state that "the rear parking court for plots 1-4 would be inconvenient and would not benefit from natural surveillance. The tandem parking arrangement for plots 5-6 would also be inconvenient for more than one vehicle. The applicant must therefore fund the promotion of waiting restrictions along the frontage to the site and around the Eskrick Street / Darley Street junction to encourage the use of the in-curtilage parking provision and to prevent on-street parking that would be detrimental to highway

safety."

The funding of waiting restrictions is considered to be unreasonable in this instance because planning permission was granted for a very similar layout relatively recently without this requirement and the development itself is relatively small in scale.

The surrounding area is, in part, characterised by on street parking, it is not considered that the proposal will exacerbate this existing problem further as a sufficient number of off street spaces have been provided for within the site.

It is not considered that the development would result in a significant increase in traffic generation to and from the site and would not be therefore detrimental to highway safety. The proposal is considered to comply with Core Strategy Policies SO9, P5 and S1.

Conclusion

The application proposes the erection of three pairs of semi-detached dwellings. The area is predominantly residential and the properties have been designed sympathetically and to be in keeping with the character of the surrounding area. Planning permission was granted for a very similar layout relatively recently. The proposal is, on balance, considered to comply with policy and members are therefore recommended to approve the application.

Representation and Consultation Annex

Representations

No objections have been received. The application appears at Planning Committee because one element of the proposal, the interface with 22 Cellini Square, does not comply with the Council's standards.

Consultations

Advice was sought from the following consultees; Highways Engineers, Environmental Health

Planning History

Planning permission was granted in January 2009 for the demolition of the vacant City Hotel public house and the erection of 6 5-bedroomed dwellings (81211/08)

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 samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be implemented in full thereafter.

Reason

To ensure the development reflects local distinctiveness.
3. Prior to the commencement of any development, full details of a scheme for the inclusion of bat roost units within the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the proposed units and siting positions within the site. Prior to first occupation of the dwellinghouses, the bat roost units shall then be installed in accordance with the approved details and retained thereafter.

Reason

To safeguard protected species in accordance with Policy N9 of the Unitary Development Plan which seeks to ensure that development does not adversely affect a protected species or other rare species or habitat.
4. No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason

To ensure the development safeguards the character and visual appearance of the locality and to safeguard the living conditions of nearby residents particularly with regard to privacy and outlook.
5. Trees and shrubs shall be planted on the site in accordance with a landscape scheme to be submitted to and approved by the Local Planning Authority before development is started. Such scheme shall be carried out within 6 months of the occupation of any of the buildings or the completion of the new development, whichever is the sooner, or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority; any trees and shrubs that die or are removed within five years of planting shall be replaced in the next planting season with others of similar size and species.

Reason

To soften the development proposed and to enhance and improve the setting of the development within the landscape of the surrounding locality.
6. Prior to the occupation of the dwelling house(s) hereby permitted provision shall be made for the parking or garaging of (a) motor vehicle(s) adjacent to (the (each of the) dwelling house(s)) in the area identified for that purpose on the approved plan. The (those) area(s) shall thereafter be

retained at all times for that purpose. Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or replacing that Order) other than (a) garage(s), no extensions, porches, outbuildings, sheds, greenhouses, oil tanks or satellite antennae shall be erected within that area.

Reason

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or replacing that Order), no windows or doors shall be formed or other alterations carried out to the front, side or rear elevation(s) or the roof of the development, hereby approved/permitted, other than those expressly authorised by this permission.

Reason

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

8. Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or replacing that order) no extensions, porches, garages, outbuildings, sheds, greenhouses, oil tanks, or hardstandings shall be erected within the curtilage of (any of) the approved dwellinghouse(s), other than those expressly authorised by this permission.

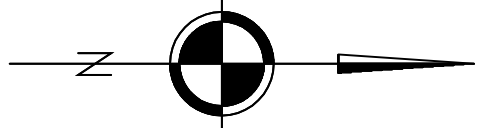
Reason

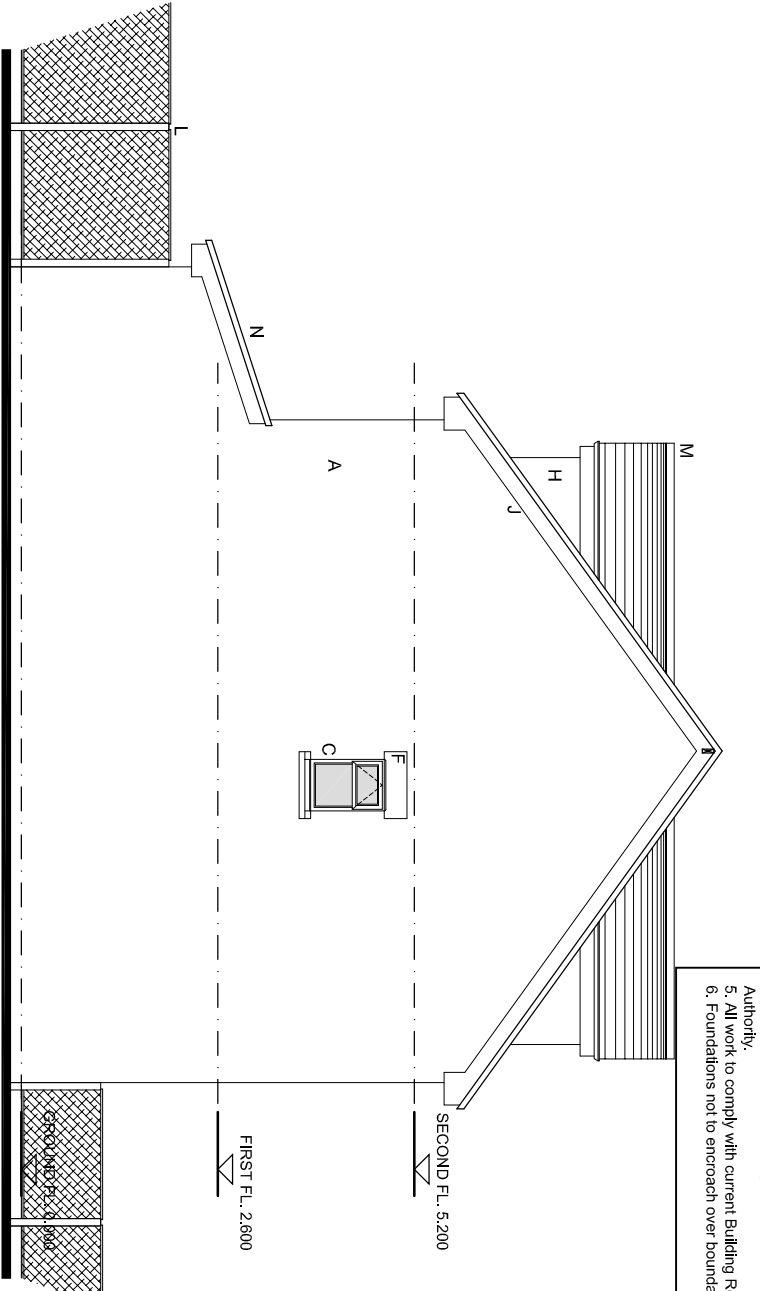
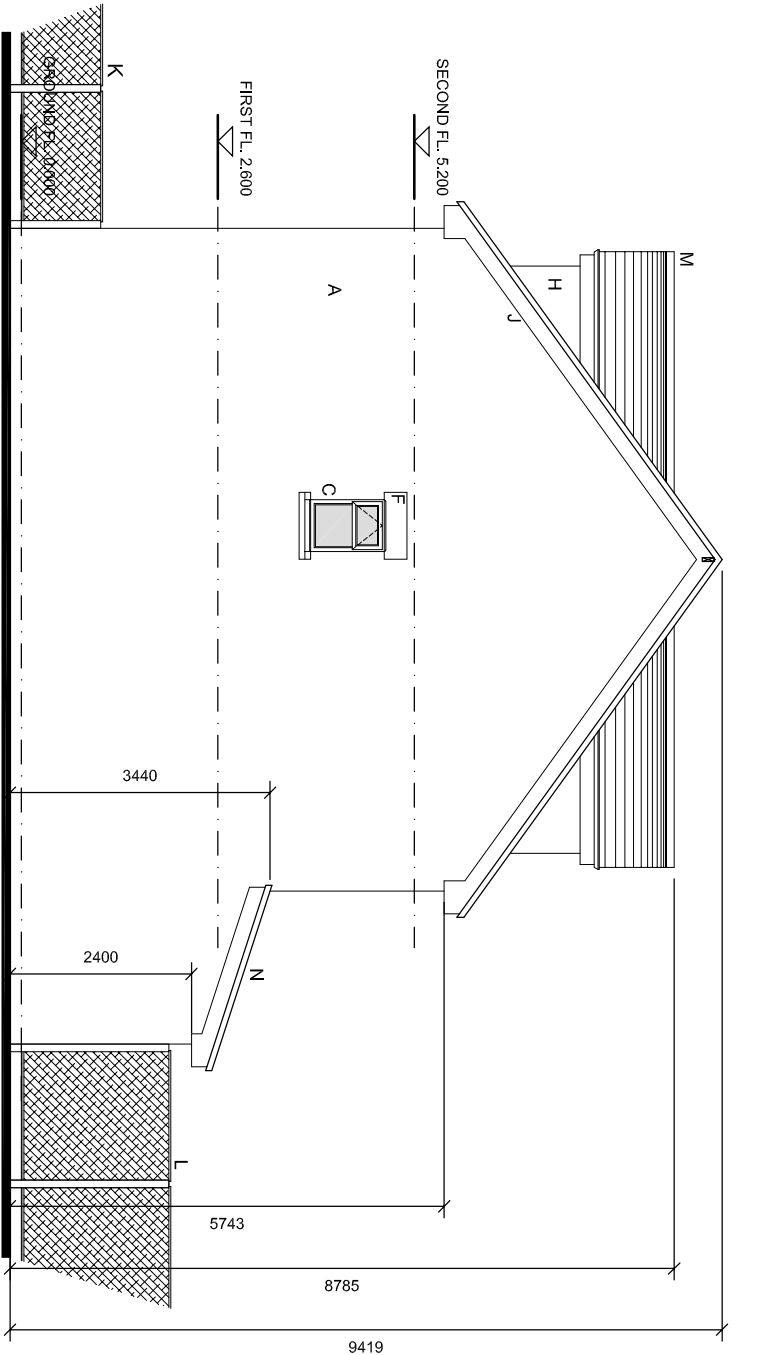
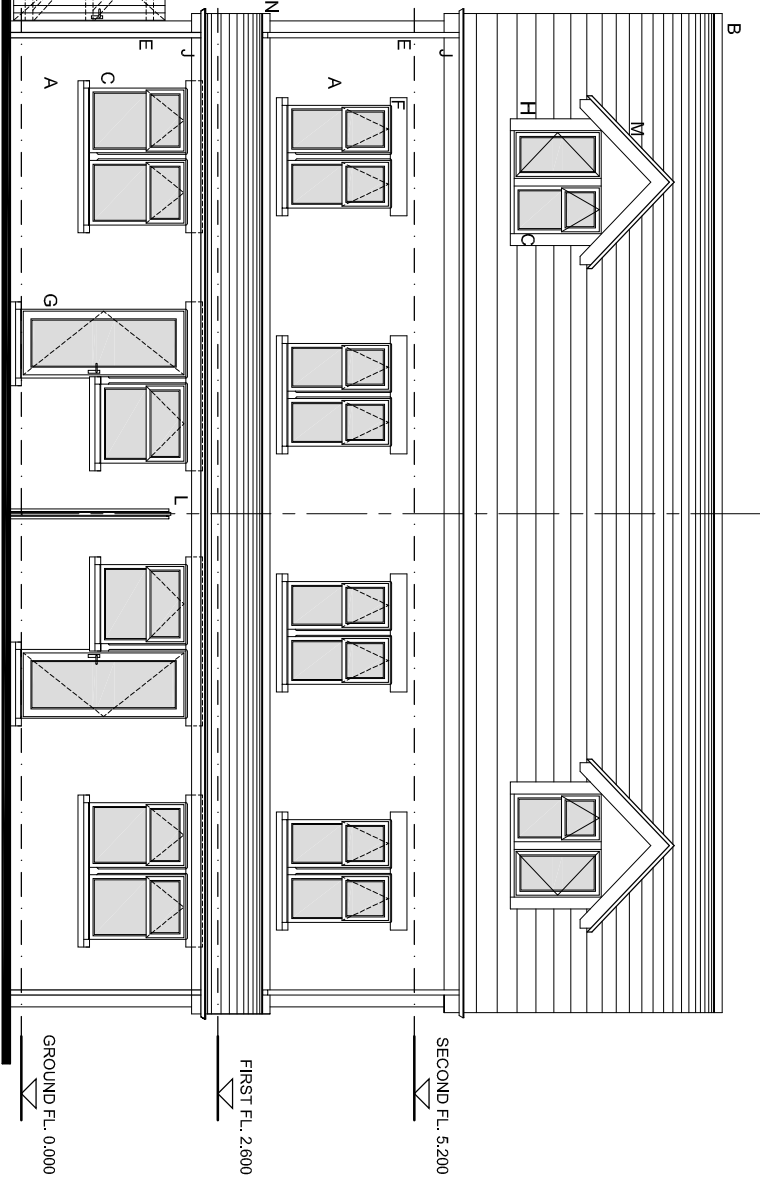
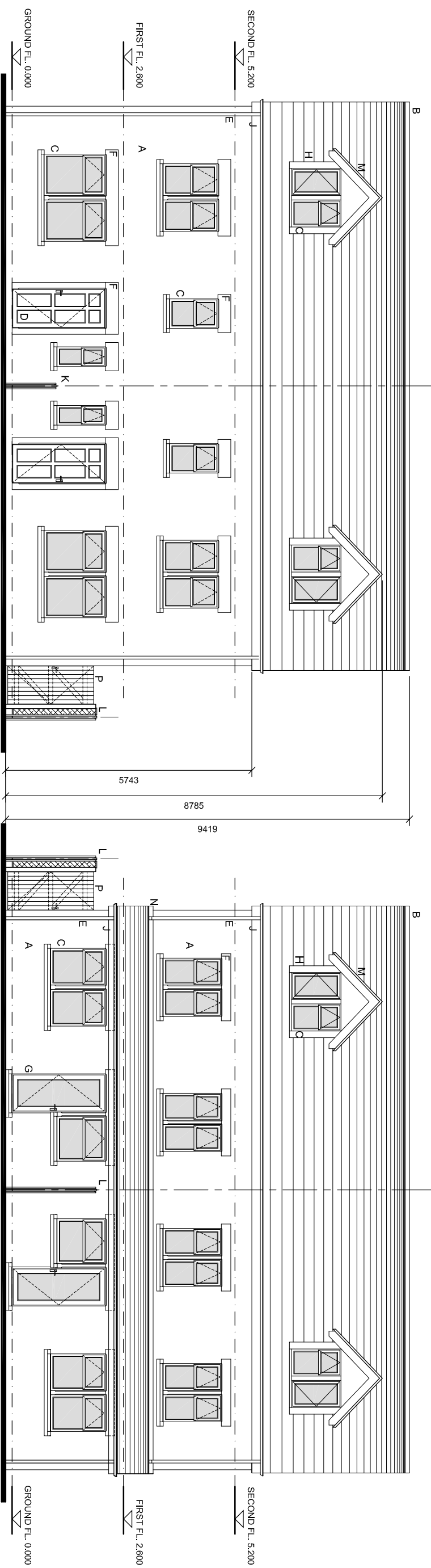
The private garden space of the dwellings is limited and any extension would result in an unsatisfactory scheme in terms of open space and privacy requirements.

9. The screen fence(s)/wall(s)/railings(s) **[delete as appropriate]** as shown on drawing ref: [insert] shall be erected fully in accordance with the approved design details contained on drawing ref: [insert] and retained thereafter.

Reason

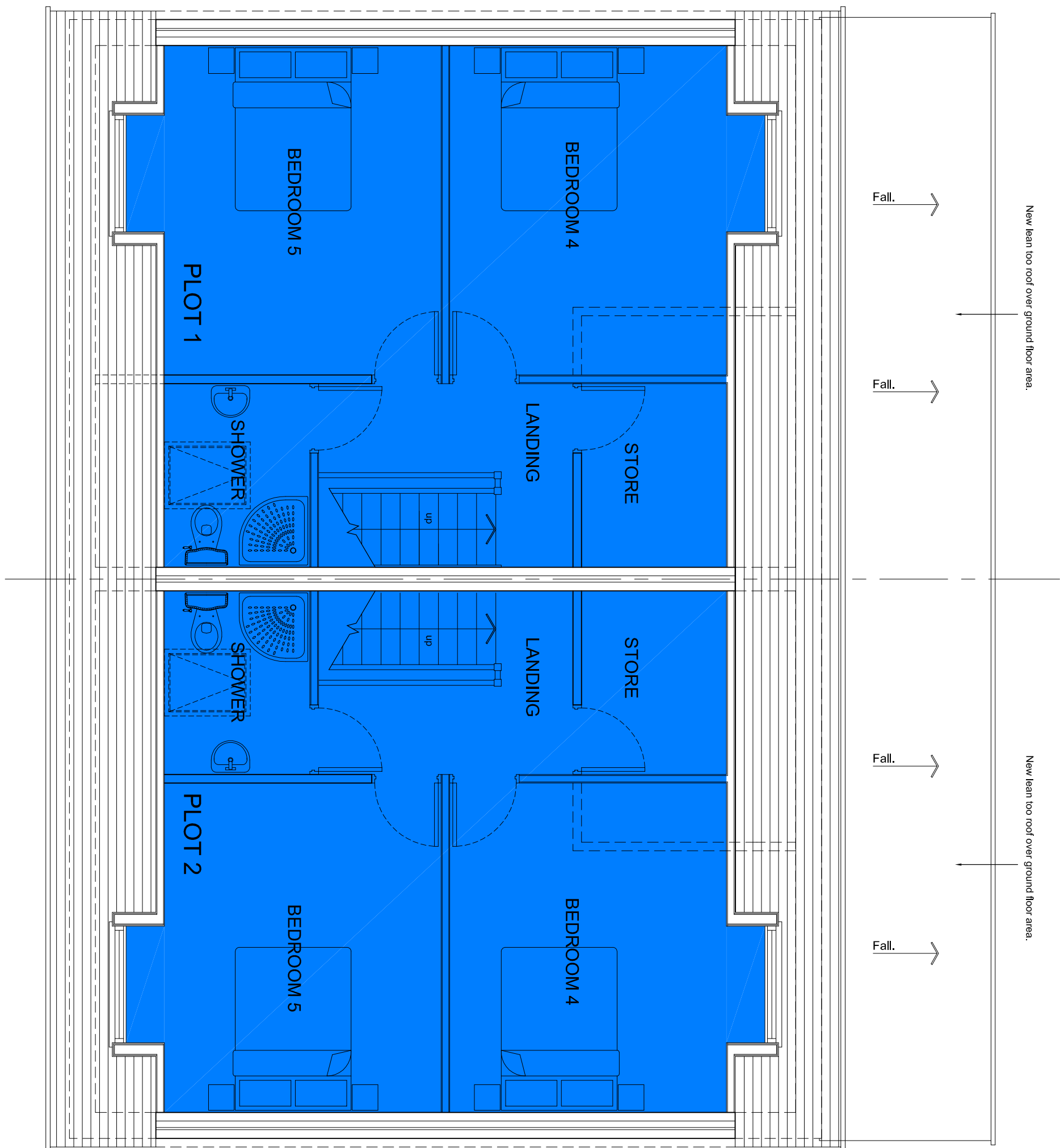
To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area.

[illegible]



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5. Do not scale from this drawing, only work to written dimensions.
6. All work details to be laid, joined and issued to the entire satisfaction of the Local Authority.
7. All work to comply with current Building Regulations and subsequent revisions.
8. Foundations not to encroach over boundaries.

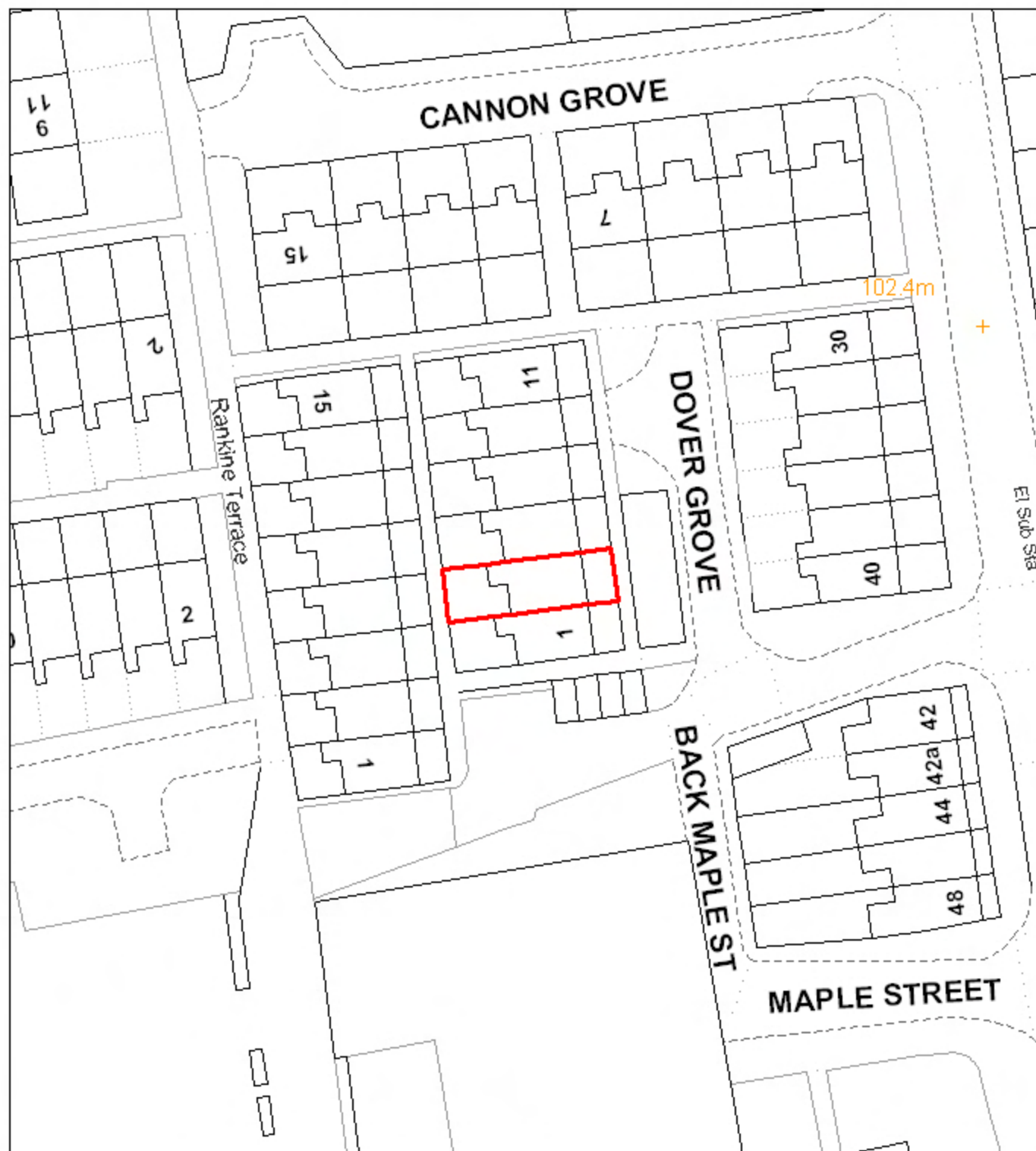
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FLOOR AREAS SECOND FLOOR:

BEDROOM 4 = 3000m x 3840m (10ft x 13ft)
BEDROOM 5 = 3000m x 3840m (10ft x 13ft)
SHOWER = 1695m x 2140m (5ft x 7ft)
STORE = 1239m x 2140m (4ft x 7ft)

Application No.

91725/14



**Development and Regeneration Department
Planning Control Section**

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

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Date of Meeting: 05/06/2014

Application Reference: 91725/14

Type of Application: Full Planning Application
Registration Date: 25/03/2014
Decision Due By: 19/05/2014
Responsible Officer: Simon Coles

Location: 3 DOVER GROVE, BOLTON, BL3 5AS

Proposal: ERECTION OF PART TWO STOREY/PART SINGLE STOREY
EXTENSION AT REAR.

Ward: Rumworth

Applicant: Mrs Yasmin Rahbar
Agent : Mr Stewart Rothwell

Officers Report

Recommendation: Refuse

Proposal

The application proposes the erection of a single storey extension at rear together with a first floor extension. The single storey element of the extension is 4 metres long with a first floor element that projects 2.5 metres. Both the single storey and first floor are the full width of the property.

An application (90908/13) for a single storey extension with a 4 metre projection was approved at Planning Committee in February 2014.

Site Characteristics

This is a mid terraced modern town house with a paved yard to the rear.

The adjoining property at number 1 Dover Grove has a store abutting the party boundary with 3, approximately 2 - 2.5 metres long.

The adjoining property at number 5 has no extensions and a principal room window abutting the party boundary at ground and first floor level.

To the rear is an access footpath, with the property directly facing the front principal elevations of similar houses on Rankine Terrace.

Policy

National Planning Policy Framework 2012

Bolton's Core Strategy: -

CG3 – Cleaner and Greener- The Built Environment

CG4 – Cleaner and Greener – Compatible Uses

RA1 - Inner Bolton

Planning Control Policy Note:-
No. 2 Space around Dwellings

Supplementary Planning Guidance - House Extensions (2012)

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 adjacent properties
- * impact on the character and appearance of the area

Impact on the adjacent properties

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.

Supplementary Planning Document - House Extensions states 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.

The purpose of the above is to ensure that neighbouring properties are not unduly affected in terms of their living conditions by reason of being overshadowed by any development to a degree where reasonable outlook would be lost.

The Council has taken the view that applications to extend such properties need to be considered more sympathetically. These principles may also be applied to more modern terraced and town houses which, by reason of style and fashion at the time they were built, also offer very limited accommodation to meet growing demands for home owners.

In this case the proposal will be 2.5 metres long at first floor and 4 metres long at single storey and is therefore consistent with these guidelines and is also in line with previous approvals for similar extensions on town houses. However due to the first floor extension being sited to the south of number 5 Dover Grove its impact would be detrimental to the outlook and living conditions of the residents at this property, reducing light to

unacceptable levels to the lounge and bedroom windows in the rear elevation.

There is unique siting/orientation of the properties within the immediate area, where the frontages of the properties on Rankine Terrace face the rear elevations of Dover Grove, and they run in parallel rows with an interface distance of approximately 12 metres.

Supplementary Planning Document - House Extensions provides guidance as to the suitable interface distances. These being: -

- between facing walls on the neighbouring house and the extension (whether single or two storey) which both contain main room windows – 21 metres
- between a neighbouring elevation which contains a main room window and a facing wall of a single storey extension which does not – 9 metres.

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

The interface distance between the first floor extension which contains a main room bedroom window and the front main room window of 7 Rankine Terrace is 9.3 metres. This falls short of the recommended interface distance of 21 metres and, is considered to have a detrimental impact on the living conditions of the occupiers of 7 Rankine Terrace. Similarly, the interface distance between the single storey extension and the front main room window in number 7 Rankine Terraces is 8 metres and falls short of the recommended interface distances, as outlined above.

It is noted that a single storey extension at 4 metres long was approved at Planning Committee in February 2014 and therefore this part of the proposal is considered to be acceptable.

Further to the above, it is considered that the proposal is unacceptable in terms of the size and siting of the first floor element, as it would unduly impact on the outlook and living conditions of the neighbouring residents to an unacceptable degree.

Impact on the character and appearance of the area

The NPPF in paragraph 56 states "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."

Bolton's Core Strategy (2011) policies CG3.2 and CG3.3 require proposals to respect and enhance local distinctiveness, and be compatible with the surrounding area in terms of scale, massing, grain, form, architecture and landscape treatment, including hard/soft landscaping and boundary treatment. Policy RA1 refers specifically to developments in Inner Bolton and ensuring new development proposals are compatible with the area, in terms of massing, materials, street scaping, good urban design.

Supplementary Planning Document - House Extensions states that a well designed extension should be subordinate in relation to the dwelling and should be of a size and scale which is in proportion to the existing house.

In this case the scale of the extension is not considered to be in-keeping with the existing property due to its size, siting and massing and would create an incongruous feature within the street scene.

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. Similarly the proposal is not consistent with Bolton's Core Strategy (2011) by reason of its scale, siting and massing.

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 with their concerns being as follows:-

- Loss of light to the main house and garden;
- High brick elevations appearing dominant when viewed from 5; and
- The two storey element being too close to the properties to the rear.

Officers comments: The above concerns have been addressed within the main body of the report.

Elected Members:- Cllr Adia requested the application be brought before Planning Committee.

Consultations

Advice was sought from the following consultees: None

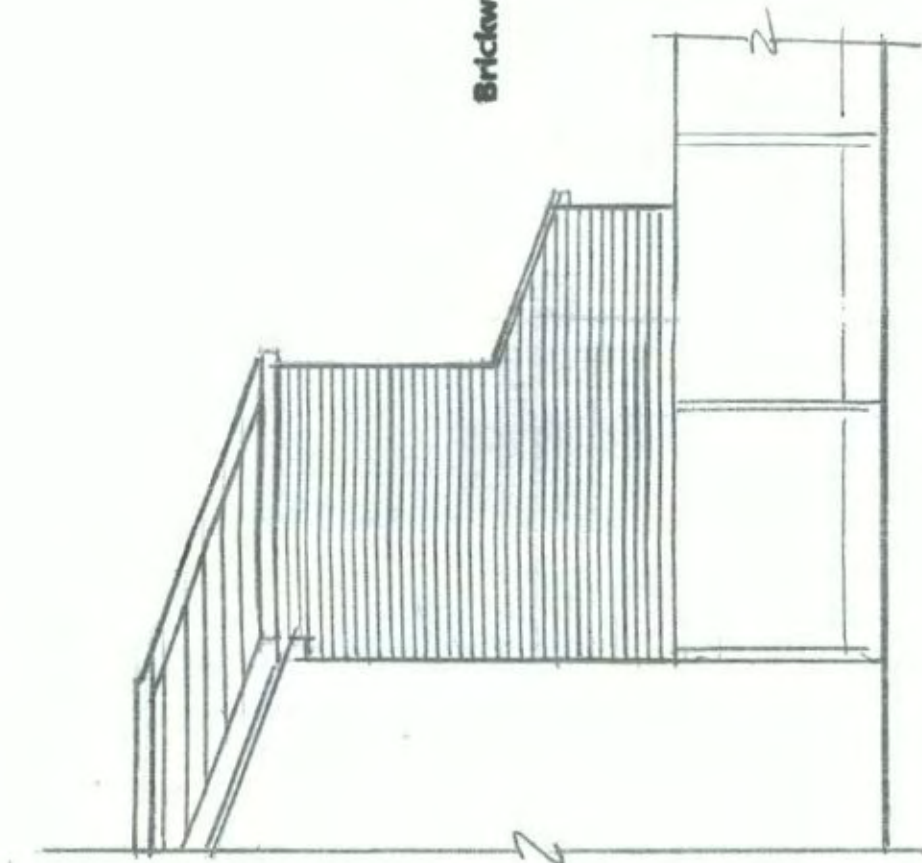
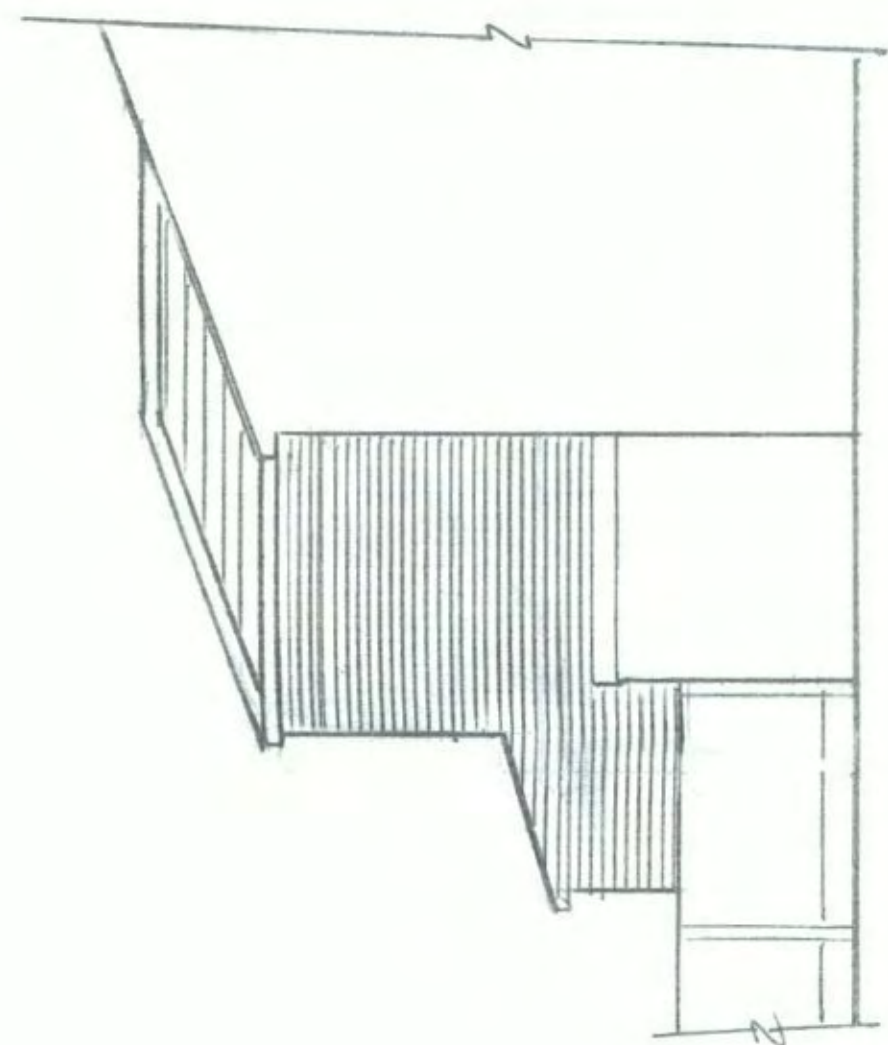
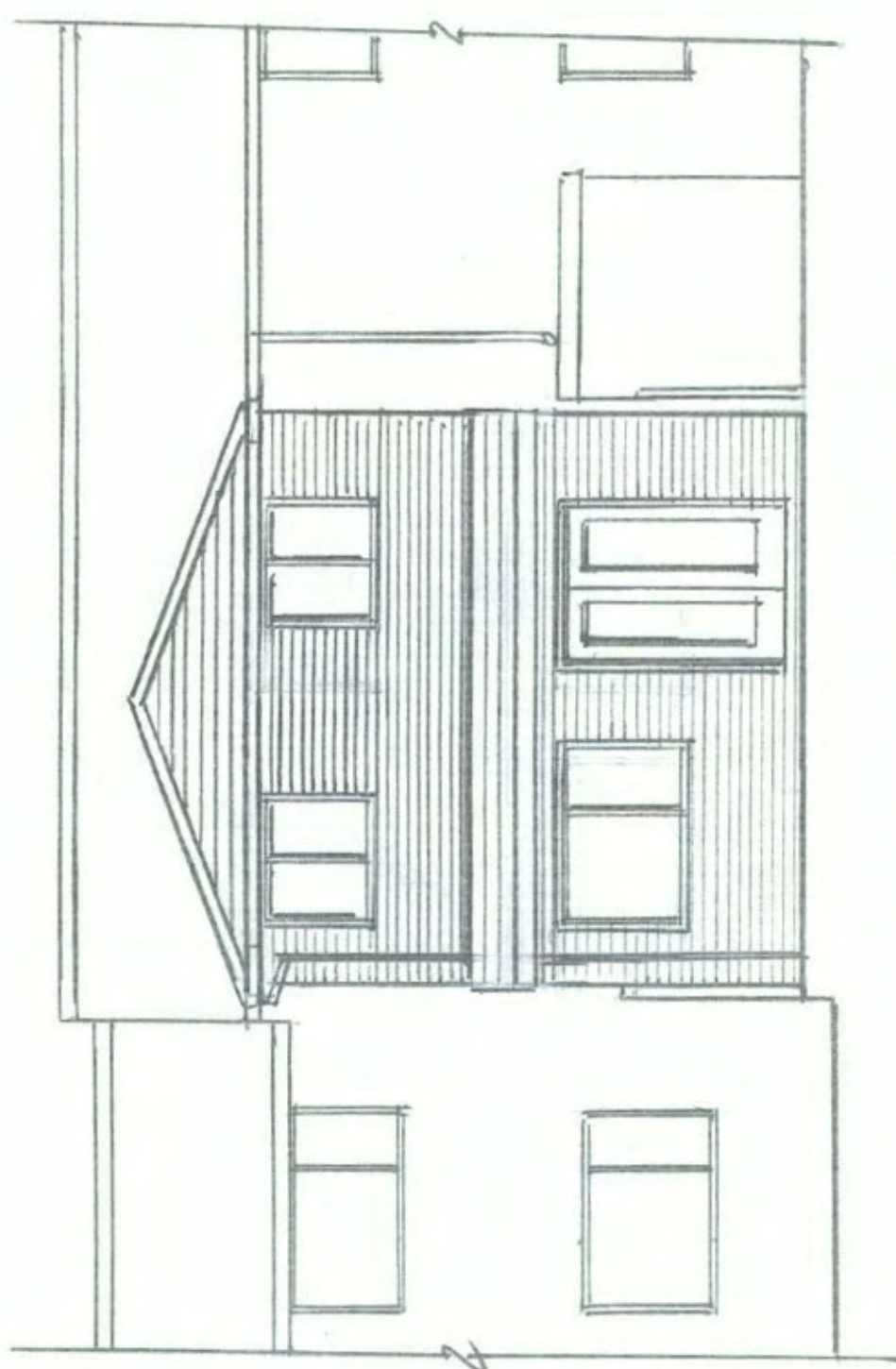
Planning History

90908/13 - Single storey extension at rear - Approved at Planning Committee in February 2014.

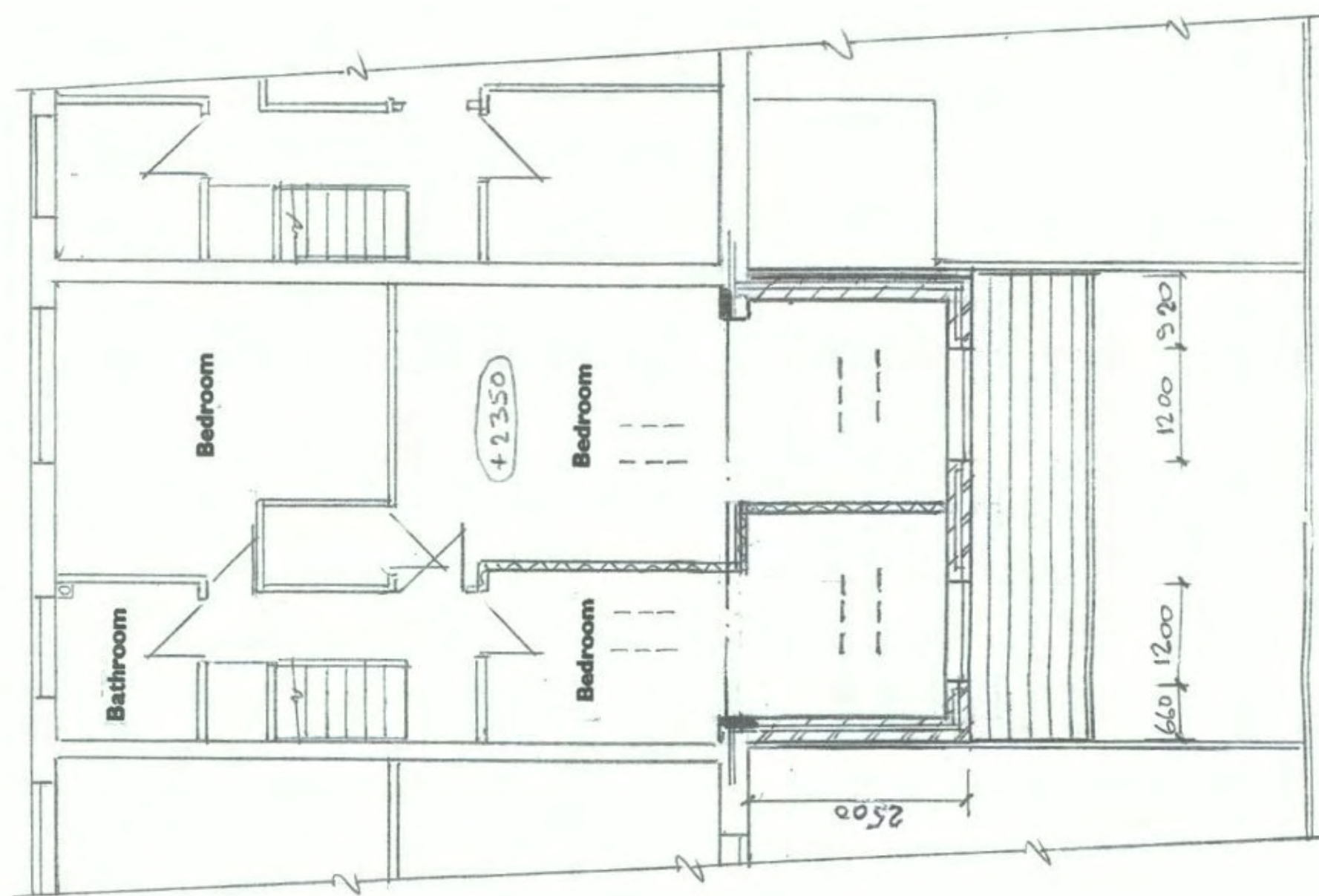
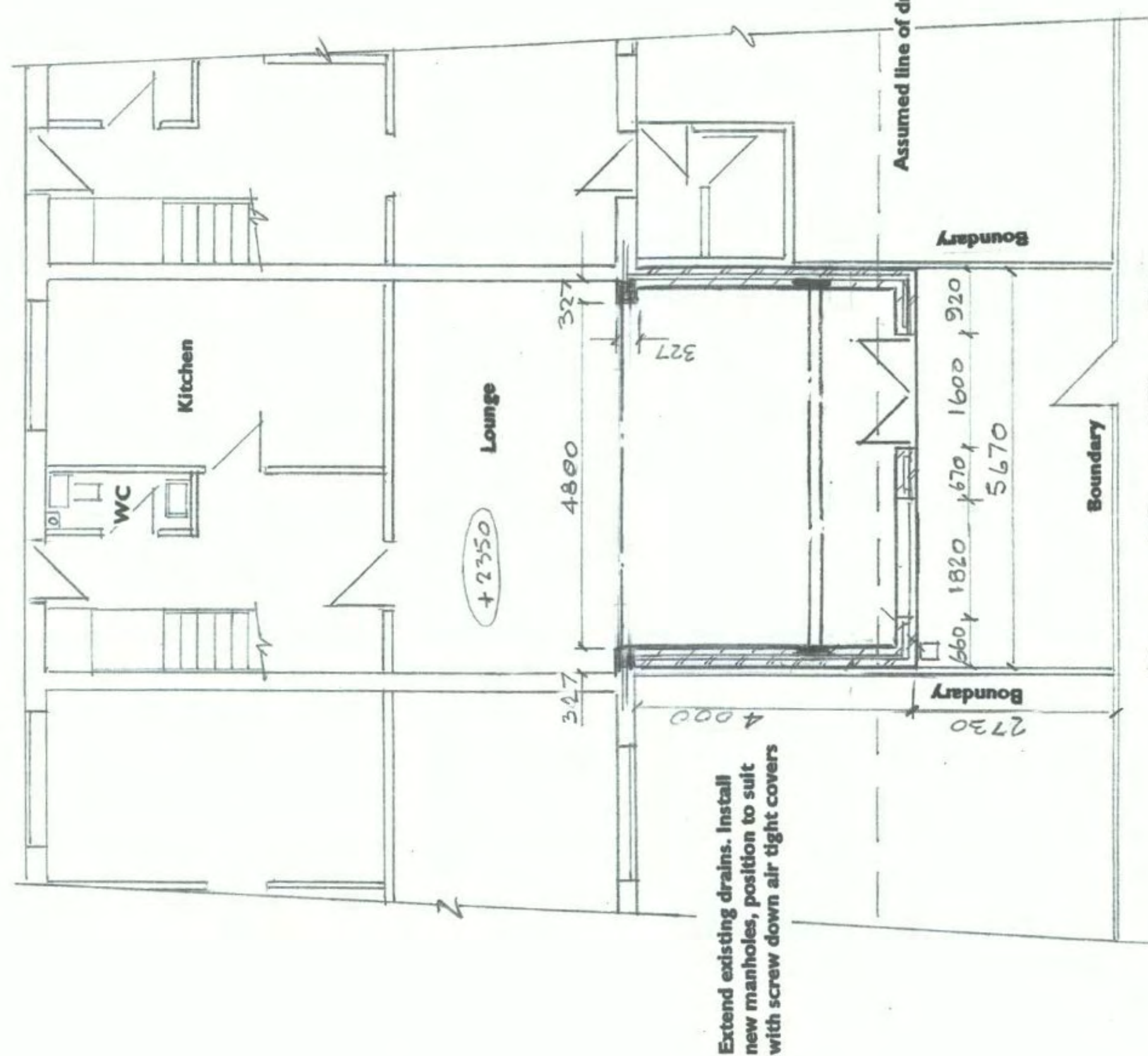
Recommendation: Refuse

Recommended Conditions and/or Reasons

1. The proposed extension, by virtue of its scale and massing, would 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 5 Dover Grove and 7 Rankine Terrace and is contrary to Policy CG3 and CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".



Brickwork to match existing



REV 2

Proposed First Floor Plan

Proposed Ground Floor Plan

Ground floor planning permission
Ref 90908/13 Approved 07/02/14

Thompson Designs

Sheet 2

Proposed Plans & Elevations

3 Dover Grove

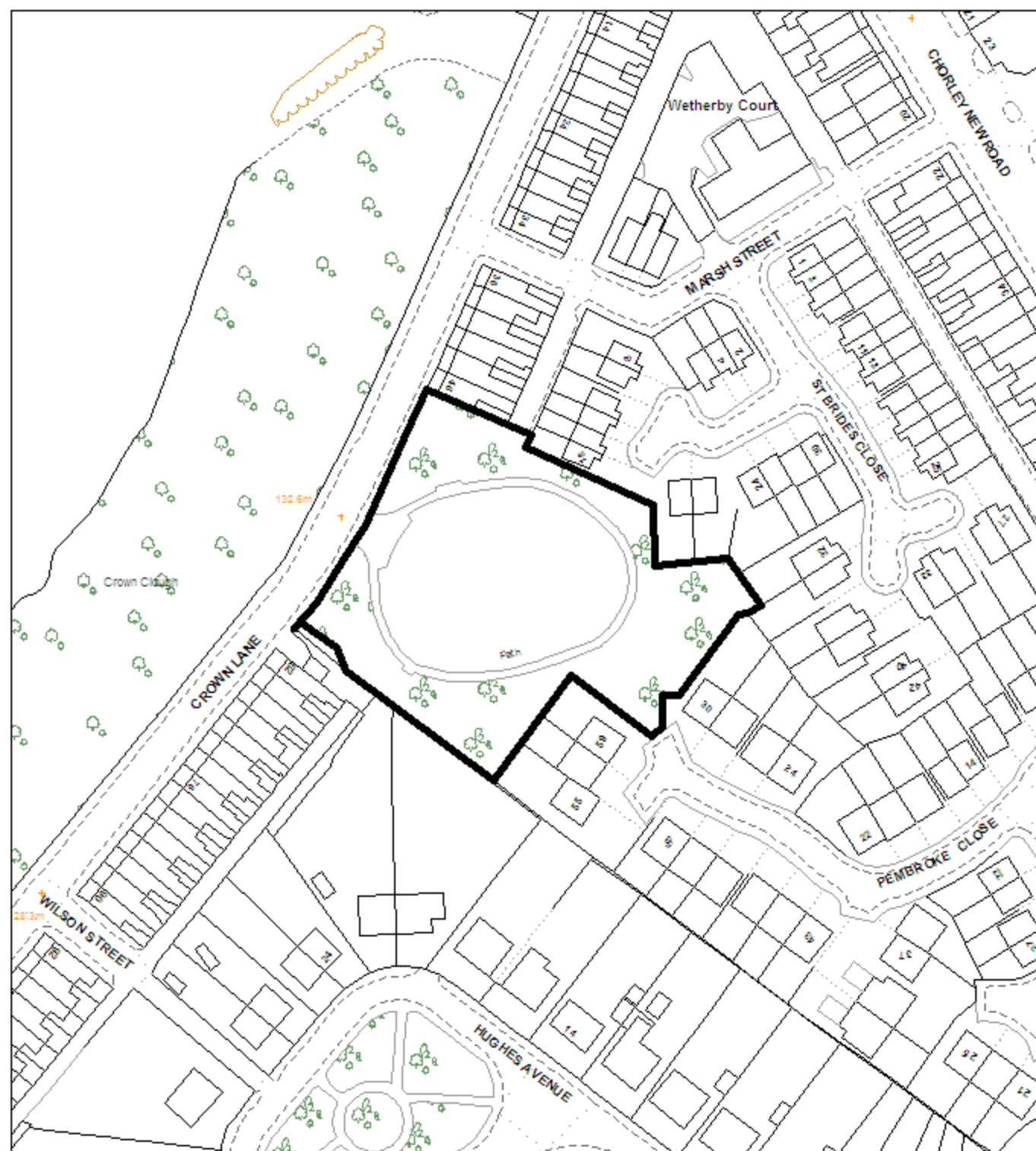
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Scale 1 : 100 Date July 2013

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Application No.

91732/14



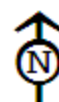
Development and Regeneration Department
Planning Control Section

Town Hall, Bolton, Lancashire, BL1 1RU.
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**Bolton
Council**

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Date of Meeting: 05/06/2014

Application Reference: 91732/14

Type of Application: Outline Planning Permission
Registration Date: 07/04/2014
Decision Due By: 06/07/2014
Responsible Officer: Helen Williams

Location: LAND BETWEEN 46 AND 62 CROWN LANE, HORWICH, BOLTON, BL6 7QN

Proposal: OUTLINE APPLICATION FOR THE ERECTION OF 12NO DWELLINGS (ACCESS AND LAYOUT DETAILS ONLY)

Ward: Horwich and Blackrod

Applicant: c/o AEYates Group
Agent : PLANiTWRIGHT

Officers Report

Recommendation: Approve subject to conditions

Proposal

Outline permission is sought for the erection of twelve dwellings on an area of informal open space between 46 and 62 Crown Lane, which is bounded by houses on St. Bride's Close, Pembroke Close and Hughes Avenue. Only matters of access and layout are sought within this application.

The twelve proposed dwellings will comprise a row of five terraced dwellings along the Crown Lane frontage and five detached and two semi-detached dwellings sited around an internal road (in a cul-de-sac arrangement).

Vehicular access into the development is proposed off Crown Lane, to the south of the site. The new road will be bordered on each side with footways and will terminate at a turning head.

Ten car parking spaces are proposed to the rear of the five terraced dwellings, which will be accessed via the internal road. Garages and driveways are proposed for the other seven dwellings.

Front and rear gardens are proposed for each dwelling.

The applicant has stated within their submission that the existing landscaping/vegetation on the site will be retained.

Site Characteristics

The application site is an area of informal green space that was left undeveloped when the houses on St. Bride's Close and Pembroke Close were built in the 1990s. The site is privately owned by the applicant. It was the intention at the time of the St.

Bride's/Pemberton development that the site would be transferred to Council ownership as public open space, but contamination on the site was found and the Council declined the site (the site is an historic landfill/infilled quarry).

The site is allocated within the Proposals Map (adopted 2005) as Recreational Open Space but is allocated for housing within the Submitted Allocations Plan. Members will be aware that the Allocations Plan examination hearings have now finished and that the housing allocations in Horwich were discussed on 2nd May.

The application site is bounded on its north, east and south sides by residential properties. Bordering the frontage of the site to the north and south are the stone fronted, two storey, bay windowed terraced dwellings on Crown Lane. To the north east are the two storey, red brick dwellings on St. Bride's Close and to the south east are the red brick bungalows on Pembroke Close. To the south of the site are also the long gardens of 20 and 22 Hughes Avenue. To the west (across Crown Lane) is Crown Clough, which is at a much lower ground level than the road.

The grassed site rises in level from Crown Lane to the south. A footpath accessed from Crown Lane circles the site and there are benches to the north and south sides of the path. Trees and shrubs border all sides of the site.

Crown Lane (B5238) is a main road running south from Horwich town centre. Horwich town centre is only approximately 150 metres away from the application site. Blackrod Station (to the south west) is approximately 1 kilometre away from the site.

Policy

National Planning Policy Framework

Core Strategy Policies: P5 Accessibility and Transport; S1 Safe Bolton; CG1 Cleaner and Greener Bolton; CG2 Sustainable Design and Construction; CG3 The Built Environment; CG4 Compatible Uses; SC1 Housing; OA1 Horwich and Blackrod.

SPD Accessibility, Transport and Road Safety
PCPN2 Space Around Dwellings; PCPN10 Planning Out Crime

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 housing provision and the loss of informal open space
- * impact on the character and appearance of the area

- * impact of land contamination
- * impact on the highway
- * impact on residential amenity
- * impact on biodiversity

Impact on Housing Provision and the Loss of Informal Open Space

Paragraph 49 of the National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Policy SC1.1 of the Core Strategy states that the Council will identify a range of housing sites for additional provision of 694 dwellings per annum between 2008 and 2026. Policy OA1.4 states that the Council will concentrate new housing in Horwich town centre, at Horwich Loco Works and on other sites within the existing urban area.

Although the application site is currently allocated as Recreational Open Space within the Proposals Map (adopted 2005) (and it is evidenced by third party letters that there is some recreational use of the site), the site has been allocated as housing land within the Submitted Allocations Plan. The Allocations Plan examination hearings have now finished and the sites in Horwich (including this application site) were discussed on 2nd May. The Planning Inspector's initial response to the Allocations Plan examination is that modifications will be needed to the Plan to find it sound, however at this stage no further details are available. If further details are available before the Committee meeting, these will be reported directly to Members.

No formal objections were made to the proposed housing allocation of the application site during the Allocation Plans consultation process, and the Council considers (and still considers) that the site is appropriate for housing development. The application site is considered appropriate for housing as:

- * The site is located within an existing urban area of Horwich, an area which is predominantly residential in character (compliant with Policy OA1.4 of the Core Strategy);
- * The development would comprise infill development and the proposed layout is considered to be compatible with the established urban grain of the area;
- * The site is located within a highly sustainable location, close to shops, services, schools, and local amenities. The site is only approximately 150 metres (and a short walk) away from Horwich town centre, and Blackrod Station is also approximately 1 kilometre away.

A core planning principle of the NPPF is that planning should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. The application site is not previously developed (it is a greenfield site) but it is not of high environmental value (it is instead a former landfill/infilled quarry). It is considered that the residential development of this greenfield site would be acceptable given that it constitutes an infill site within a wholly residential area and as the site has been allocated as housing land within the Council's Allocations Plan, which should be given sufficient weight.

It is considered therefore that the principle of residential development on the site, and thus the loss of this informal open space, is acceptable and compliant with Policy SC1 of the Core Strategy.

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, and 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 OA1 states that the Council will conserve and enhance the character of the existing landscape and physical environment, and ensure that development in Horwich and Blackrod respects street patterns, the grain and the form of predominant architectural styles and where possible makes sympathetic use of locally distinctive materials such as stone.

This is an outline application that only seeks permission for details of access and layout. The appearance and scale of the proposed dwellings, and the landscaping of the site, are reserved matters that would need to be applied for at a later date (within a reserved matters application).

It is considered that the proposed layout of the twelve dwellings would be compatible with the built character of the area. Five terraced dwellings are proposed along the frontage of the site, adjacent 36 to 46 Crown Lane. Crown Lane is characterised by rows of two storey terraced dwellings with stone frontages and two storey bay windows. The five new terraced properties would continue this built pattern and would follow the same building line as the existing neighbouring terraced dwellings. The scale and appearance of the five terraced dwellings have not been applied for within this application, however it is envisaged that their design could easily respect the established street scene. The other seven dwellings are proposed to be either detached or semi-detached dwellings and are to be sited around a new internal road, in a cul-de-sac arrangement. This form of development is considered to be compatible with the adjoining cul-de-sac developments of St. Bride's Close and Pembroke Close, and the size of the plots are also similar to these neighbouring streets.

Plot 12, and the detached garage to plot 12, would be sited side on to Crown Lane, however this is considered acceptable given that the plot would be set back from the road and the side elevations will be screened by the existing landscaping, which is indicatively shown to be retained.

The density of the proposed development is 27 dwellings per hectare (12 dwellings proposed on a site measuring 0.45 hectares), which is below the minimum 30 dwellings per hectare density required within Policy SC1.5 of the Core Strategy. It is however considered that this proposed density is acceptable in this situation given the mixed densities in the immediate area.

It is considered that the proposed layout of the residential development would have regard to the overall built character of the area and respect the existing street patterns of the surrounding area, compliant with Policies CG3 and OA1 of the Core Strategy.

Impact of Land Contamination

Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.

The application site is part of a former quarry that has been infilled in the past with building and domestic waste. The quarry also extended to the areas where the houses on St. Bride's Close and Pembroke Close are now sited. The application site remained

undeveloped at the time the dwellings on St. Bride's Close and Pembroke Close were erected (1990s) as contamination in the ground was found. It was therefore decided that the application site would be used as the public open space for the development. The Council however never took ownership of this site and it was left as an informal green space.

The applicant has submitted a phase I contamination study with the outline application. This study confirms that when the site was last investigated (in 1994) the land had been infilled with waste material from the adjacent yard (variable building waste and some domestic waste) and that a presence of carbon dioxide and methane was reported in the fill materials. The site was also said to be actively producing carbon dioxide.

The phase I report has recommended that a phase II intrusive site investigation be completed to further assess the risks as well as those posed by sources of soil and ground water contamination. Remedial measures will be required within the proposed residential development to reduce the potential risks.

The Council's Pollution Control Officers have raised no objection to the residential development of the site and also require that a phase II intrusive site investigation be carried out, as a condition of any approval.

It is considered, subject to recommendations and remedial measures to be made in a phase II report, that the application site would be made suitable for residential use, and therefore would comply with Policy CG4.3 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 accessibility by different types of transport, servicing arrangements and parking. Policy S1.2 states that the Council will promote road safety in the design of new development.

A new vehicular access and road are proposed off Crown Lane to serve the proposed development. The Council's Highways Engineers have confirmed that the proposed layout of the cul-de-sac would comply with the Council's adoption standards and that they have no objections to the proposal.

The detached and semi-detached dwellings are to have a garage and driveway each, and a parking court of ten spaces is proposed to the rear of the five terraced dwellings. It is considered that this is sufficient parking for the proposed development.

Highways Engineers have commented that the parking spaces for the terraced dwellings would be inconvenient (as they are at the rear of the properties rather than the front) and therefore recommend that the applicant fund the promotion of a Traffic Regulation Order to prohibit waiting on Crown along the frontage of the site to encourage the use of the parking court, as well as to prevent obstruction of the junction visibility splays. It is not considered that the proposed parking spaces for the terraced dwellings would be inconvenient; indeed none of the existing terraced properties in the near vicinity have their own dedicated parking spaces and therefore should the future residents not park in their parking area they would have to compete for on-street parking with existing residents. It is also not considered that waiting restrictions along the frontage of the site would be beneficial as this would restrict existing residents from using this part of Crown Lane to park on. It is therefore suggested that the Traffic Regulation Order is only applied around the new access junction.

It is therefore considered, subject to the suggested highways conditions, that the proposed development would provide for sufficient parking and access, and would not jeopardise highway safety, compliant with Policies P5 and S1.2 of the Core Strategy.

Impact on Residential Amenity

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. PCPN2 Space Around Dwellings sets out the Council's minimum interface distances between new and existing dwellings.

It is considered that the proposed layout of the dwellings meets the required interface distances contained within PCPN2. The rear of plot 6 will be approximately 15 metres from the side of 18 St. Bride's Close, the rear of plot 9 will be approximately 13.5 metres from the side of 30 Pembroke Close, and the side of the garage at plot 10 will be approximately 15 metres from the rear of 57 Pembroke Close. It should also be noted that the neighbouring houses on St. Bride's Close and Pembroke Close are well screened from the application site by the trees and hedges along the boundary of the site; it is the applicant's intention to retain these.

The five terraced houses proposed at the front of the site will follow the same building line as the neighbouring terraced properties at 36 to 46 Crown Lane. It is not considered that the siting of the proposed row would unduly harm the amenity of the neighbouring residents at 46 Crown Lane; the windows in the rear two storey outrigger of number 46 would overlook the rear garden of plot 1 rather than the dwelling.

Residents of 62 Crown Lane have raised concern that the development will overlook their rear garden/yard. It is not considered that the dwellings on the southern side of the development would directly overlook the rear garden/yard of number 62 and the boundary is well screened by existing trees.

A condition requesting finished and proposed site levels is suggested to ensure that the proposed development is neighbourly to the adjoining existing dwellings.

Third parties have also raised concern regarding disruption during construction and the impact on their "daily lives" should the dwellings be built. A certain amount of disruption should be expected by the construction of the development, as with any new build, however limits to this are outside the remit of planning control. It is not considered that the residential development of the site should affect the living conditions of neighbouring residents to an undue extent given that they are already surrounded by other neighbouring dwellings (the area is residential in nature).

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

Impact on Biodiversity

Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

There are a number of unprotected trees and shrubs along the boundaries of the site. These are considered to contribute to the visual amenity to the area and site, and it has been confirmed by the applicant within their submission that these will be retained.

The Council's Wildlife Liaison Officer has raised no objection to the proposal, but advises that precautions would need to be taken when developing the site for any nesting birds within the peripheral trees.

It is considered that the proposed development would safeguard the biodiversity of the site, compliant with Policy CG1.2 of the Core Strategy.

Other Matters

The applicant has intended that the development will meet Code for Sustainable Homes Level 4.

A condition requiring a Sustainable Urban Drainage System (SUDS) for this greenfield site is suggested. United Utilities have also requested a condition for details of foul drainage to be submitted.

The residents of 46 Crown Lane have requested that space is left to the side of their property for access and maintenance purposes. The proposed layout allows for this.

Third parties have also requested that a fence/barrier is retained at the bottom of the back street behind 36 to 46 Crown Lane (adjacent the application site). No alterations to the site's boundaries are proposed within this application. A condition is suggested that details of all boundaries are approved by the local planning authority prior to development.

Conclusion

For the reasons discussed above it is considered that the proposed residential development of the site is acceptable and would contribute to much needed housing provision in the borough, would be compatible with the character and appearance of the area, would safeguard the health of future and neighbouring residents, would not jeopardise highway safety, would not unduly harm the amenity of neighbouring residents, and would safeguard urban biodiversity. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

Letters:- Five letters of objection have been received from neighbouring residents on St. Brides Close and Crown Lane, and one letter commenting on the proposal has been received from a further resident on Crown Lane. These letters raise the following concerns:

- * Loss of greenspace; elderly and disabled people who enjoy the park would no longer be able to do so; children play on the land; it is a popular area for dog walkers;
- * The site is the only area of green space on Crown Lane;
- * Destruction of foliage; the site is a lovely wooded area with mature trees;
- * A variety of wildlife can be found using the site, such as owls, birds, bats and squirrels; hope construction will not be during nesting time;
- * The proposed development does not respect the local context or street pattern, or the scale, proportion and character of the area; new buildings will not be in keeping with the surrounding period properties;
- * The proposal will be an over-development of the site;
- * Crown Lane is already a heavy populated street;
- * Danger to public health - the site is an old landfill; There is methane gas on the land;
- * Increase in traffic;
- * Not enough parking is proposed for the development; threat to highway safety;
- * Loss of safe and available on-street parking;
- * Loss of privacy; the garden of 62 Crown Lane will be overlooked;
- * Overshadowing of neighbouring properties; loss of light;
- * Sufficient space should be left at the side of 46 Crown Lane to enable access for maintenance;
- * Request that a barrier is retained between the back street and the application site - there is currently a fence;
- * Concerns about disruption during construction and construction access into the site;
- * Security concerns;
- * Dwellings built on the site will eventually lead to "more confrontation" and severely disrupt residents' daily lives; "noise issues";
- * Concerns about subsidence of neighbouring properties (*this is not considered to be a material planning consideration for this proposal*);
- * Contravention of the Human Rights Act (*this is not a material planning consideration as it is separate legislation*);
- * Loss of view (*this is not a material planning consideration*).

Horwich Town Council:- comments to be made at the Town Council meeting of 29th May 2014 will be reported directly to Members.

Consultations

Advice was sought from the following consultees: Highways Engineers, Pollution Control Officers, Tree Officers, Strategic Development Unit, Economic Strategy Officers, Drainage Officers, Greenspace Officers, Greater Manchester Police's Architectural Liaison Officers, Greater Manchester Waste Disposal Authority, and United Utilities.

Two site notices were posted at the front of the application site, on Crown Lane.

Planning History

Permission was granted in December 1994 for the erection of 23 bungalows and 61 houses, the construction of access roads, footpaths and footways and public open space

(45770/94). The application site was intended to be the public open space within the development, however the site was left privately owned (rather than taken over by the Council) when contamination was found.

Application 39745/91 for the erection of 65 dwellings was withdrawn by the applicant in November 1991.

The proposed filling of a depression in the land with inert building materials was refused in September 1980 (14070/80).

A two storey office building was refused in May 1980 (13924/80).

An application for nine industrial units together with the construction of vehicular/pedestrian accesses and a service road was refused in May 1980 (13923/80).

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

1. Application for the approval of 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

- i) The expiration of five years from the date of this permission, or
- ii) The expiration of two years from the final approval of the Reserved Matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason

To application is for outline planning permission and these matters were reserved by the applicant for subsequent approval.

3. Development shall not commence until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme shall be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with Model Procedures for the Management of Land Contamination (CLR 11) and a written report of the findings must be produced. The written report shall be subject to the approval in writing of the Local Planning Authority and shall include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to human health, property or the environment;
 - (iii) an appraisal of remedial options and proposal for a preferred option.

Reason

To ensure the development is safe for use.

4. Before the approved development is commenced details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections 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.

5. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full and thereafter retained, managed and maintained in accordance with the approved details. Those details shall include:

- 1) A timetable for its implementation, and
- 2) A management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason

To ensure the site provides satisfactory means of surface water drainage.

6. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason

To provide adequate foul drainage within the development.

7. Prior to the commencement of development full details of the highway works at Crown Lane comprising the widening of the footway to 2 metres and measures to prohibit waiting around the junction of the access with Crown Lane (Traffic Regulation Order) 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.

8. Prior to the development hereby approved/permitted being first occupied or brought into use the means of vehicular access to the site from Crown Lane shall be constructed to a minimum width of 5.5 metres with 6 metres radii and 2 no. 2 metres wide footways.

Reason

In the interests of highway safety

9. Prior to the development hereby approved/permitted being first brought into use a visibility splay measuring 2.4 metres by 90 metres shall be provided at the junction of the access with Crown Lane, and subsequently remain free of all obstructions between the height of 1.05 metres and 2 metres (as measured above carriageway level).

Reason

To ensure traffic leaving the site has adequate visibility onto the highway.

10. Prior to the development hereby approved being first occupied or brought into use, a scheme detailing how parts of the site to be used by vehicles are to be laid out, constructed, surfaced, drained and lit 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.

11. Prior to the development being first occupied or brought into use, details of the treatment to all boundaries to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full within 21 days of the Local Authorities approval, unless otherwise agreed in writing with the Local Planning Authority and retained thereafter.

Reason

To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area.

12. The dwellings shall achieve at least a Code Level 3, or points equivalent to Code Level 3, in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate can be demonstrated for it certifying that at least Code Level 3, or points equivalent to Code Level 3, can be achieved.

Reason

To reduce the impact on climate change and to improve the sustainability of the site.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) there shall be no means of vehicular access to the development hereby permitted/approved from Crown Lane, other than as shown on drawing ref: 115 03; "Initial Sketch Proposal".

Reason

In the interests of highway safety.

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

1155 03; "Initial Sketch Proposal: Site Plan - Option 3"; dated 08 July 2011

Reason

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

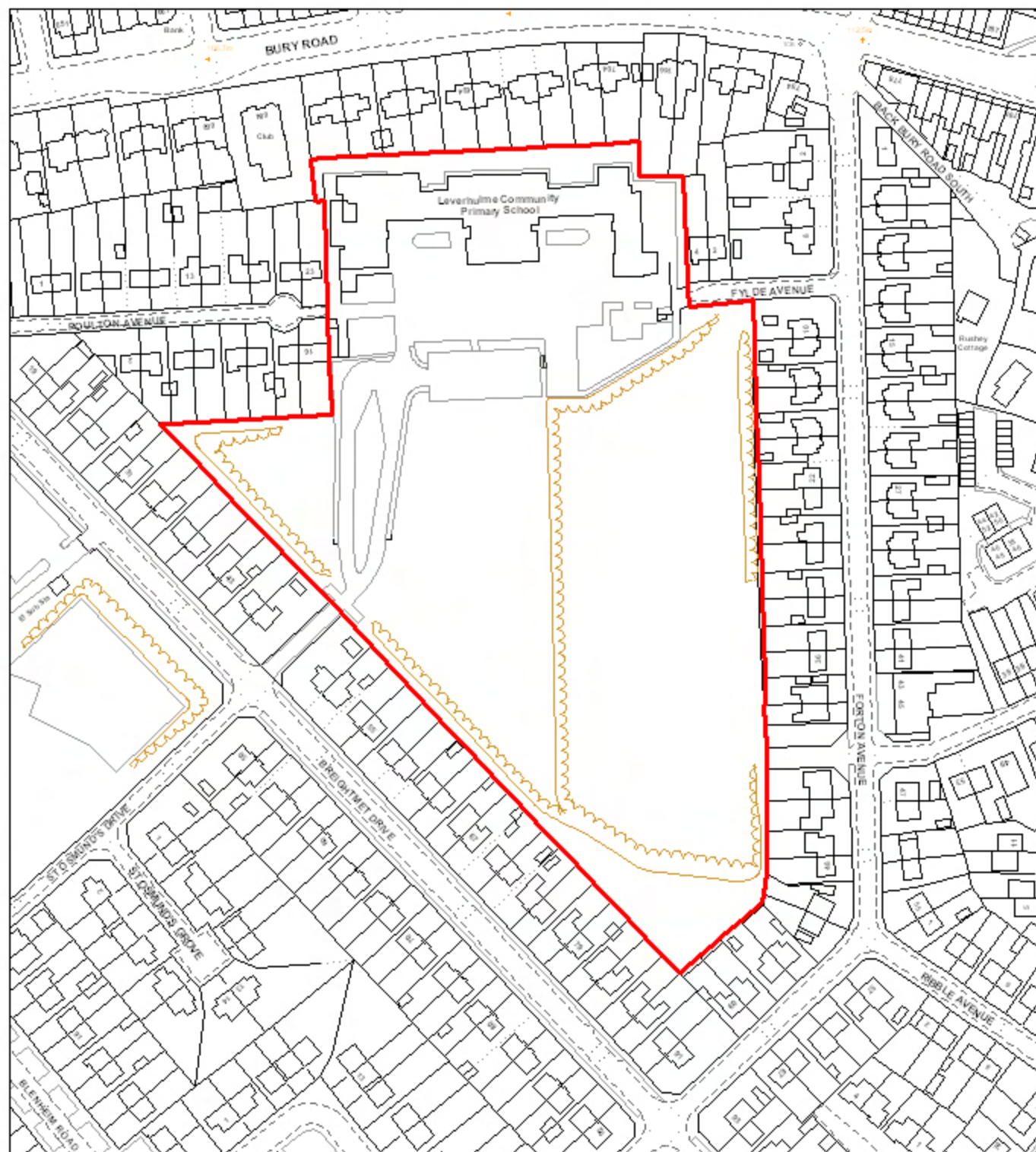


Rev.	Revision	Inl.	Date
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		Client : A E Yates & Sons	
Project : Proposed Residential Development on land at Crown Lane, Horwich, Bolton		RIBA  Chartered Practice	
Drawing : Initial Sketch Proposal : Site Plan - Option 3		Date : 08 July 2011 Drawn : P.J.S. Scale : 1 : 500 @ A3	
Project No. : 1155	Drawing Number : 03	Drawing Revision :	

Application No.

91816/14



**Development and Regeneration Department
Planning Control Section**

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Date of Meeting: 05/06/2014

Application Reference: 91816/14

Type of Application: Local Authority Applications\Development

Registration Date: 09/04/2014

Decision Due By: 03/06/2014

Responsible Officer: Jon Berry

Location: LEVERHULME COMMUNITY PRIMARY SCHOOL, POULTON AVENUE, BOLTON, BL2 6EG

Proposal: SINGLE STOREY EXTENSION TO SOUTHWEST CORNER OF SCHOOL

Ward: Breightmet

Applicant: Corporate Property Services

Agent : Bradshaw Gass and Hope LLP

Officers Report

Recommendation: Approve subject to conditions

Proposal

Planning permission is sought for the erection of a single storey extension to the south west corner of the existing primary school building. The extension will provide an additional classroom and office comprising a total area of 82.4 square metres. The existing school building will be remodelled internally, to reduce the size of an existing classroom and to provide a corridor from the existing school building to the proposed classroom and office.

The proposed extension will be flat roofed, with a maximum parapet height of 3.8 metres. The external elevations of the proposed extension will comprise a red / brown facing brick and white uPVC windows to match the existing building. Externally, a new ramped access / exit will be provided to serve both the existing school building and the proposed classroom extension. A replacement refuse enclosure will be provided on the grassed area adjacent to the proposed extension.

The applicant has advised that the extension will provide further accommodation for an additional 30 pupils on site.

Site Characteristics

Leverhulme Community Primary School is located in an established residential area of Breightmet. The 3 hectare site is surrounded on all sides by residential properties, whilst access to the site is provided via Poulton Avenue and Fylde Avenue (pedestrian only) and off Breightmet Drive (pedestrian and vehicular). The school building is located to the south western corner of the site and is predominantly single storey with a single block being two storeys. The buildings are constructed of red / brown brick with a mixture of

shallow mono pitched and flat roofs. Outdoor play provision and parking for staff and visitors is provided on site.

Policy

Development Plan Policy

Bolton's Core Strategy Development Plan – Shaping the future of Bolton (Adopted 2 March 2011)

Relevant policies in the determination of this application are as follows: -

- Strategic Policy CG3 – The built environment
- Strategic Policy CG4 – Compatible Uses
- Strategic Policy P5 – Accessibility
- Strategic Policy S1 – Safe
- Strategic Policy A1 – Achieving
- Area Policy RA3 – Breightmet

Other material considerations

National Planning Policy

National Planning Policy Framework (NPPF) (March 2012)

Supplementary Planning Policy

Supplementary Planning Document - Extensions (August 2012)

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 planning issues for consideration are as follows:

- Principle of development
- Design
- Amenity
- Highways, access arrangements and parking

Principle of development

The National Planning Policy Framework (the Framework) presents a high level of in principle support for the provision of additional education facilities. Paragraph 72 of the

Framework is the Government's most up to date planning policy guidance on the provision of schools and fully reflects the Government's commitment to the delivery of new schools. NPPF states, *"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted."*

In August 2011 the Secretary of State for Communities & Local Government issued a Policy Statement – Planning for Schools Development which underlines the Government's commitment to support the development of state funded schools and their delivery through the planning system. The Government considers that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. They indicate that a collaborative working approach should help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes".

In terms of local policy, Core Strategy Strategic Policy A1 (Achieving) places a general presumption in favour of the provision of new primary schools where new sites are accessible to the community which it serves.

The principle of expanding the existing primary school site is supported by the Framework, local policy and through various ministerial statements as identified above. The proposed extension will make a positive contribution towards the creation and maintenance of sustainable urban neighbourhoods and will make a positive contribution towards the provision of an accessible community facility. The following sections of the report provide a detailed assessment of the proposals against relevant planning policy framework.

Design

The proposed extension will have a maximum height of 3.8 metres and will comprise a flat roof. The external elevations of the proposed building, including fenestration will match the existing school buildings. The proposed extension comprises a simple design and incorporates a palette of materials which are reflective of the area and respect the existing character of the school. The proposed development therefore accords with Core Strategy Strategic Policy CG3 (The built environment) and Area Policy RA3 (Brightmet).

The proposed extension has been designed to be as inclusive as possible for all disabled users. Level access will be provided to the building via a ramp from the adjacent playground and therefore the scheme complies with the provisions of Core Strategy Strategic Policy CG3 (The built environment).

Amenity

Core Strategy Strategic Policy CG4 (Compatible uses) indicates that new developments can have a significant impact upon their surroundings. The policy states that the Council will ensure that that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security.

As noted previously, the proposed extension will be located to the south west corner of the existing school building and will measure 3.8 metres (h) x 5.8 metres (d) x 15.3 metres (w). The closest residential property to the proposed extension is 23 Poulton Avenue. The gable elevation of the property is located 6.5 metres from both the existing school building and proposed extension. The gable elevation of the residential property comprises a first floor obscure glazed window (non habitable room), a small obscure glazed ground floor window and door. The proposed extension comprises a single window to the west facing elevation which would serve the office. Due to the size, scale and location of the proposed extension it is not considered that the proposed extension would result in an unacceptable impact on the neighbouring properties amenity, in terms of loss of light.

Bolton Council's Supplementary Planning Document regarding extensions states that single storey extensions of up to 4 metres on detached properties will normally be acceptable. Longer extensions may well be acceptable where they do not cause significant overshadowing of main room windows in neighbouring properties. This can usually be achieved by setting the extension away from a shared boundary, as has been done in this proposal. A good rule of thumb is the "45 degree rule" (that the extension avoids infringing a line drawn at 45 degrees from the centre of the nearest main room window). The 45 degree line taken from the nearest part of 23 Poulton Avenue is not impinged upon by the development subject of this application. The proposed relationship is therefore considered to be acceptable.

Concerns have been raised about noise increased disturbance during school hours. The operation of the school would remain as existing in terms of its hours of operation. It is not considered that there would be any significant increase in noise disturbance during its operation as a consequence of the proposed development. This accords with Core Strategy Policy CG4.

An objector has raised concerns in respect of security during out of school hours. A condition is recommended for additional security measures to ensure that the scheme accords with Core Strategy Strategic Policy S1 (Safe Bolton).

Highways, access arrangements and parking

Core Strategy Strategic Policy S1 (Safe Bolton) aims to promote and maximise road safety in new development. The proposed extension will have no impact on existing vehicular and pedestrian access arrangements into the site. There are therefore no objections on highway safety grounds and as such the policy complies with Core Strategy Strategic Policy S1.

The proposed expansion of the school will not impact significantly on the school catchment area and the majority of children will continue to travel from the local area surrounding the school. It is expected that a significant proportion of additional pupils will travel to and from school by foot. In light of this, it is not considered that the development will result in a severe impact on the local highway network and as such the proposals are considered to be in accordance with Core Strategy Strategic Policy 5 (Accessibility) and the NPPF.

The Council's parking standards for school development are outlined in Appendix 3 of the Core Strategy. Parking for staff and visitors is provided on site through the provision of 39 and 19 spaces respectively. From the site visit, it was evident that the quantum of parking provided on site was in excess of what is currently required. The applicant has indicated that there would be no increase to staff numbers following completion of the

proposed extension, and as such the quantum of parking currently provided is acceptable.

Conclusion

The proposed extension will make a positive contribution towards addressing the need for further primary school places within an accessible location in the Borough and will make a positive contribution towards meeting Strategic Objective 2 of the Core Strategy. The development has been assessed against the relevant development plan policies and other material considerations and it is considered that the development is acceptable, subject to conditions.

Members are therefore recommended to approve this application with conditions.

Representation and Consultation Annex

Representations

Letters:- 1 letter of objection has been received from a resident raising objections to the proposed development of the following grounds: -

- Loss of natural light
- Security during out of school hours
- Noise disturbance during school hours
- Disturbance during the construction process (Officer Note - this is not a material planning consideration)

Petitions:- None received

Town Council:- None received

Elected Members:- None received

Consultations

Advice was sought from the following consultees:

Tree and Woodland Manager – Indicates that there are no trees affected by the proposed extension.

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:

Dwg. No. 335.316.201 – Site Location Plan (date 14.04.09)
Dwg. No. 335.316.310 Rev A – Ground Floor Plan Proposed (date May 2014)
Dwg. No. 335.316.311 Rev B – Roof Plan Proposed (date May 2014)
Dwg. No. 335.316.410 Rev A – Proposed Elevations (date May 2014)
Dwg. No. 335.316.500 – Sections (date May 2014)
Dwg. No. 335.316.600 Balustrade Details – sheet 1 of 2 (date May 2014)
Dwg. No. 335.316.601 Balustrade Details – sheet 2 of 2 (date May 2014)

Reason

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

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.

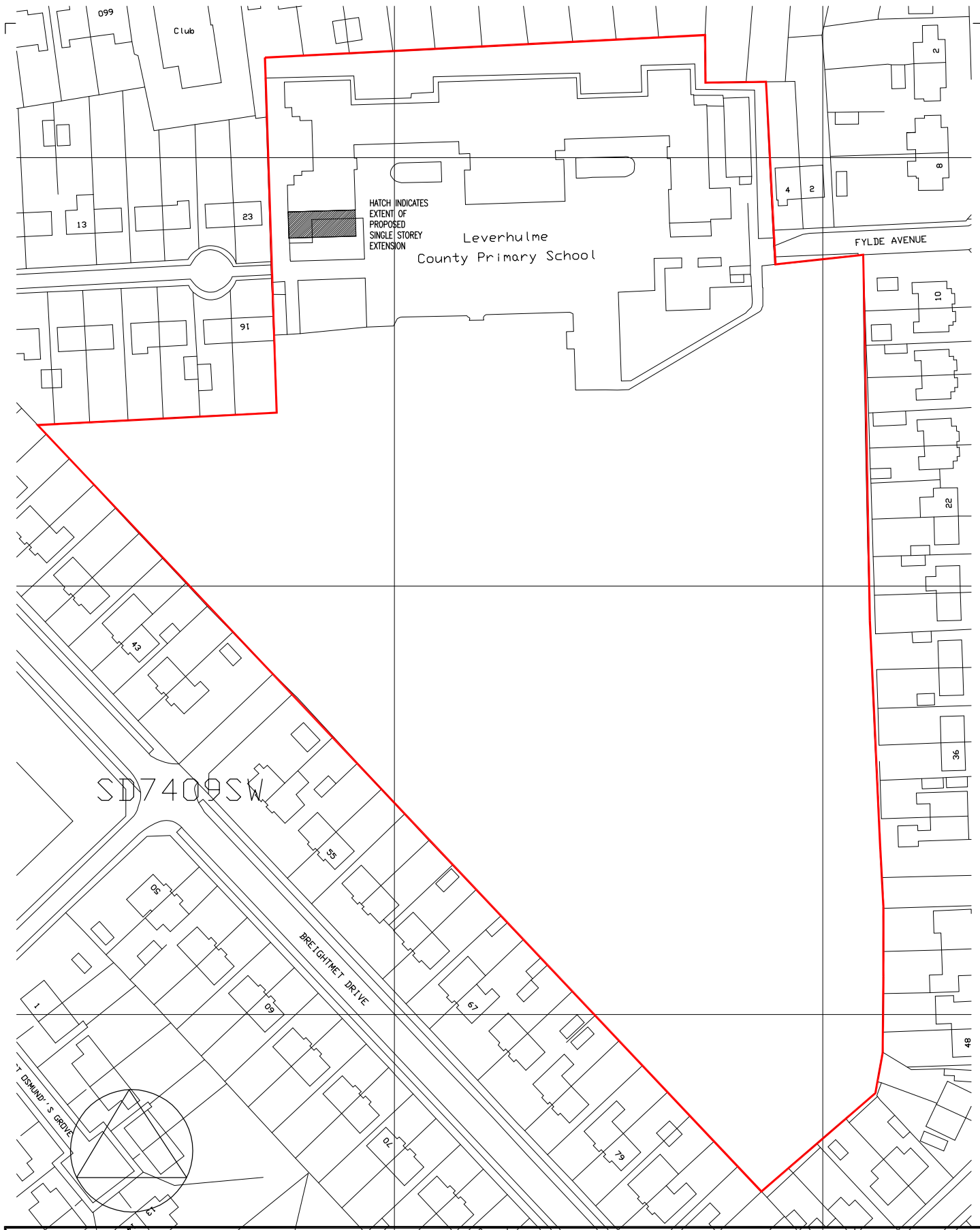
Reason


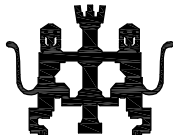
To ensure the development visually reflects the existing building.

4. Prior to the commencement of development, details of a package of security measures shall be submitted to and approved by the Local Planning Authority. The details should include measures to address unauthorised access to the site and the school roof outside of school hours. Such details as are approved shall be implemented in full prior to the development being brought into use and retained thereafter.

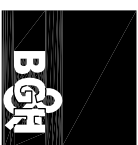
Reason

To ensure that the design of the development takes into account the need to reduce crime and the fear of crime, consistent with Policy S1 of Bolton's Core Strategy.



client		BOLTON MBC		project		LEVERHULME PRIMARY SCHOOL		A4	
	construction design consultants	19 Silverwell Street Bolton BL1 1PR T: 01204 525321 F: 01204 525488 e: email@bghbolton.co.uk		scale		drawing		SITE LOCATION PLAN	
				1:1250@A4		drawn		dm	
		drawing no		revision		date		14.04.09	
		335.316.201				appd.			
						dept.		ARCHITECTURAL	
file path									
								R I B A	

status		
PLANNING		
revision	by	date



Architects
Consulting Engineers
Quantity Surveyors

19 Silverwell Street
Bolton BL1 1PR
T: 01204 525321
F: 01204 525488
email@bghbolton.co.uk

Bradshaw Gass & Hope LLP

client

BOLTON MBC

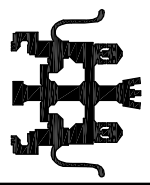
221

project

Leverhulme Primary School
New Office & Classroom

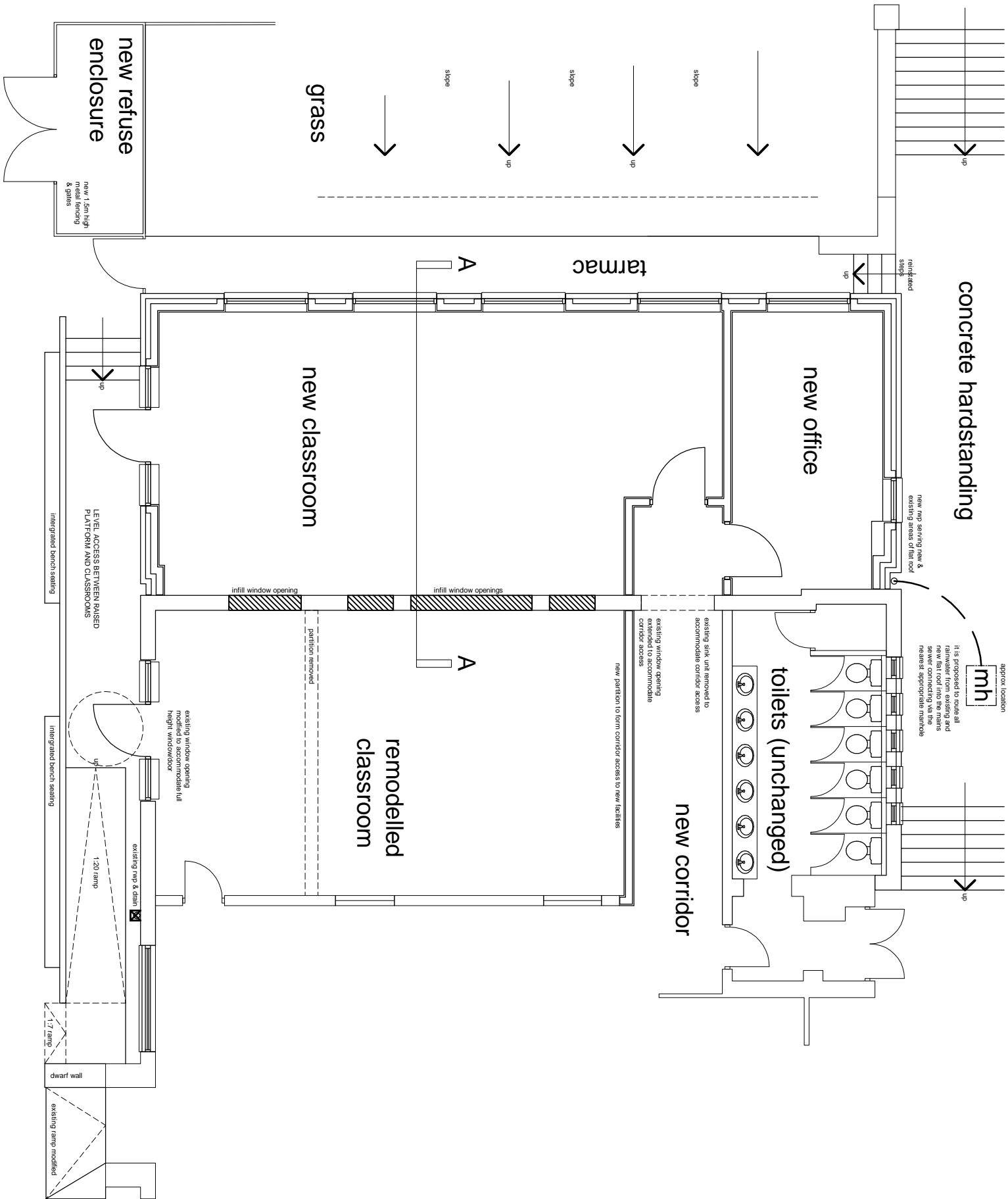
drawing

Ground Floor Plan
Proposed

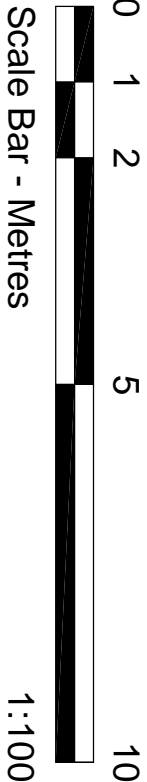
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revision			

dept. ARCHITECTURAL

RIBA

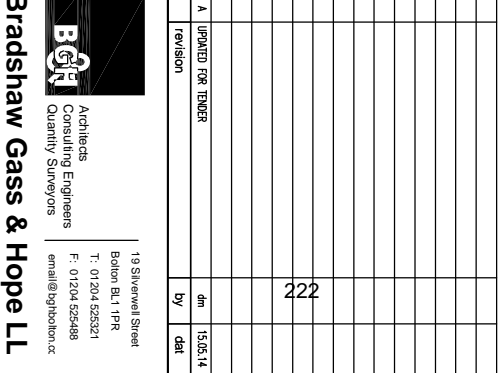
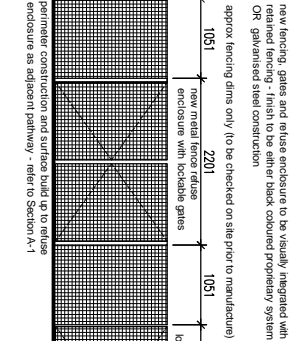


PROPOSED GROUND FLOOR & SITE PLAN



file path

TENDER



Bradshaw Gass & Hope LL

client

BOLTON BMC

**Leverhulme Primary School
New Classroom & Office**

drawing

Proposed Elevations

drawn	dm	date	May 2014
approved		date	
scale	1:50		A1

Application No.

91827/14



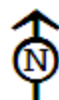
Development and Regeneration Department
Planning Control Section

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

**Bolton
Council**

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Date of Meeting: 05/06/2014

Application Reference: 91827/14

Type of Application: Full Planning Application
Registration Date: 11/04/2014
Decision Due By: 05/06/2014
Responsible Officer: Helen Williams

Location: REAR OF 60 NEW HALL LANE, BOLTON, MANCHESTER, BL1 5LG

Proposal: ERECTION OF DETACHED DWELLING (SUBSTITUTION OF HOUSE TYPE REF: 86204/11).

Ward: Heaton and Lostock

Applicant: Mr KHAN
Agent : Y A ARCHITECTURAL SERVICES

Officers Report

Recommendation: Approve subject to conditions

Proposal

Permission is sought for the erection of a detached dwelling, a substitution of the house type previously approved on the site at Committee in August 2011 (under application 86204/11).

The proposed dwelling is larger than that previously approved, comprising six bedrooms rather than four, having a larger footprint, and having gabled sides rather than a hipped roof.

A driveway off Easedale Road wide enough for the parking of two vehicles is still proposed, as is an integral garage. A smaller rear garden is now proposed due to the proposed increase in footprint.

The proposed dwelling will still face Easedale Road.

Site Characteristics

The application site is the westernmost portion of 60 New Hall Lane's rear garden. The site formerly accommodated a detached garage; this has now been demolished, however the lower part of the walls still remain. There are three protected trees to the front of the site (along the boundary with Easedale Road and protected under Tree Preservation Order Bolton (New Hall Lane) 1973). There is also a protected tree within the garden of 62 New Hall Lane to the rear of the site, which overhangs the site.

The surrounding area is predominantly residential in character. Easedale Road (the road which the new dwelling would address) contains a variety of house designs. 1b Easedale Road was built in the late 1980s, is two storey with an attached garage and has recently been extended at the side with a two storey extension. 1 to 9 Dale Gardens (on the

southern side of Easedale Road) are recently built two storey semi-detached dwellings with their second floor contained within their roofspace. Further down the road are more traditional (possibly 1930s) semi-detached dwellings and across the road from the site are a bungalow and two storey apartments. The houses on Old Hall Lane are larger detached properties with larger rear gardens.

Policy

National Planning Policy Framework (NPPF)

Core Strategy Policies: P5 Transport and Accessibility; S1 Safe Bolton; CG1.2 Urban Biodiversity; CG3 The Built Environment; CG4 Compatible Uses; SC1 Housing; OA4 West Bolton.

Saved UDP Policies: N8 Protected Trees.

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 urban regeneration
- * impact on the character and appearance of the area
- * impact on the amenity of neighbouring residents
- * impact on trees
- * impact on the highway

Impact on Urban Regeneration

Planning permission has previously been granted for the a detached dwelling on the site, under application 86204/11. Residential curtilages are classed as greenfield sites (not previously developed) within the NPPF, however it was considered during the determination of application 86204/11 that the benefit of developing the site for housing outweighed the loss of this particular greenfield site.

Paragraph 53 of the NPPF states that 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. 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 concentrate sites for new housing within the existing urban area, 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.

It is not considered that the proposed dwelling would constitute inappropriate development of a residential garden, given that the dwelling will follow the urban grain of Easedale Road, there will be garden space for both the new dwelling and 60 New Hall Lane, the surrounding area is residential in character, and as a house has previously been approved on the site in 2011.

It is also considered that the application site is located within a sustainable urban area of Bolton.

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, 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.

Amended plans have been submitted during the application process, moving the dwelling further back into the site, reducing the ridge height from 9.555 metres to 9.191 metres, replacing the originally proposed front dormer with a rooflight, obscuring the second floor bedroom window in the western elevation, and adding quoins to the corners of the dwelling.

The latest proposed dwelling on the site is larger than that previously approved (under application 86204/11), comprising six bedrooms rather than four, having a larger footprint, and having gabled sides rather than a hipped roof.

As discussed above, it is considered that the principle of erecting a dwelling on the site is acceptable given that a dwelling here would follow the urban grain of Easedale Road. The footprint, whilst increased from that previously approved, is similar in scale to the footprints of the neighbouring dwellings in the area.

The applicant has moved the dwelling further back into the site (away from Easedale Road) to give sufficient space for the protected sycamore tree at the front of the site. This has adversely reduced the size of the rear garden, which was already relatively small within the approved plans. Despite being a very limited space for a six bedroom house, it is considered that the siting of the proposed dwelling and its relationship to its plot would not harm the character of the area; the dwelling would have a similar siting to 2a Rydal Road, which is a new dwelling built within the rear garden of 64 New Hall Lane.

The proposed gabled sides of the substitute house type results in the new dwelling having a larger massing than the previously approved house. It is however considered that the design of the dwelling would not be out of keeping with the street scene of Easedale Road given that all the dwellings on the same side of the road have gabled sides

and as the height of the proposed dwelling will be similar to the dwellings at the Dale Gardens development (which also utilise their roofspace as a second floor). The height of the new proposed dwelling has been reduced during the application process so that it now also reflects the height of the previously approved dwelling.

The applicant has added quoins to the corners of the dwelling. Whilst there are no other quoin details on Easedale Road it is considered that it would be unreasonable to insist that the applicant remove these as the design of the substitute house would be very similar to the design of the dwelling recently approved and erected at 2a Rydal Road.

The retention of the protected trees at the front of the site will also help soften the appearance of the dwelling and help screen the scale and massing of the dwelling from the road.

It is considered therefore, for the reasons discussed above, that the proposed new dwelling would be compatible with the character and appearance of the 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. PCPN2 Space Around Dwellings sets out the Council's minimum interface standards between new and existing dwellings.

The side elevation of the new dwelling will be 13.6 metres away from the rear of 60 New Hall Lane. This side elevation does not contain any main windows and this interface distance just exceeds the minimum requirement within PCPN2 for such a situation.

The proposed dwelling will be over 30 metres away from the rear of 2a Rydal Road, the dwelling that it will directly overlook.

The new dwelling will also overlook the rear garden of 62 New Hall Lane. It is acknowledged that the dwelling will be closer to the boundary with the rear garden of 62 New Hall Lane than the previously approved dwelling, however there will not be any more windows overlooking the garden than previously approved, as third parties suggest. It is not considered that the dwelling's relationship with 62 New Hall Lane will be any more harmful than the relationship previously approved. The vegetation and protected trees along this boundary will also help screen any overlooking.

The second floor bedroom window in the western side elevation of the dwelling has been obscure glazed to alleviate the initial concerns of the residents at 1b Easedale Road (their initial objection has now been withdrawn).

The proposed dwelling will not directly overlook any neighbours to the front.

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

Impact on Trees

Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development. Saved UDP Policy N8 refers specifically to protected trees.

The proposed dwelling has been moved further back into the site by 0.5 metres, to move it out of the root protection zone for the protected sycamore tree at the front of the site. It is therefore considered that the amended plans give sufficient space for this tree, to protect its health.

It is therefore considered that the proposed development would safeguard the protected trees within the site, compliant with Policy CG1.2 of the Core Strategy and saved UDP Policy N8.

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, 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 developments.

The proposed driveway to the dwelling, off Easedale Road, is the same as that previously approved under application 86204/11. Two car parking spaces are also still proposed on the driveway, as is an additional space within the integral garage. A condition is suggested that this garage space is retained for parking.

Though the size of the dwelling has increased from a four bedroom house to a six bedroom house the proposed three spaces are still considered acceptable and still comply with the Council's maximum parking standards set out in appendix 3 of the Core Strategy.

It is therefore considered that the proposal provides for sufficient parking and would not jeopardise highway safety, compliant with Policies P5 and S1.2 of the Core Strategy.

Conclusion

For the reasons discussed above, the principle of residential development on the site has already been considered acceptable, and it is considered that the new dwelling type would be compatible with the character and appearance of the area, would not unduly harm the amenity of neighbouring residents, would safeguard protected trees, and would provide for sufficient parking. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

Letters:- One letter of objection has been received from 62 New Hall Lane. These residents raise the following concerns:

- * The proposed dwelling is much larger than the one previously approved (to which they did not object);
- * There are several large windows over three floors which will overlook their property, infringing on their privacy;
- * The house is too large for the plot size, altering the character of the area;
- * The proposed roof line would be disruptive to the context of the neighbouring properties; the height should be no greater than the adjoining properties.

A letter of objection was initially received from 1b Easedale Road, but this has been withdrawn following the obscure glazing of the side bedroom window.

Consultations

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

Planning History

Permission was granted at Committee in August 2011 for the erection of a detached dwelling (86204/11).

Application 81894/09 for the erection of a detached dwelling was refused at Committee in May 2009 as it was considered to be too close to the protected trees to the front and rear of the site and as the proposed driveway length was substandard.

Application 80710/08 for the erection of the same detached dwelling as 81894/09 was refused under delegated powers in October 2008 for the same reasons as application 81894/09.

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. Development shall not commence until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme shall be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with Model Procedures for the Management of Land Contamination (CLR 11) and a written report of the findings must be produced. The written report shall be subject to the approval in writing of the Local Planning Authority and shall include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to human health, property or the environment;
 - (iii) an appraisal of remedial options and proposal for a preferred option.

Reason

To ensure the development is safe for use.

3. Before the approved development is commenced details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections 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.

4. Prior to the commencement of development samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be implemented in full thereafter.

Reason

To ensure the development reflects local distinctiveness.

5. No demolition, development or stripping of soil shall be started until:

1. The trees within or overhanging the site which are to be retained or are subject of a Tree Preservation Order (TPO) have been surrounded by fences of a type to be agreed in writing with the Local Planning Authority prior to such works commencing.
2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced areas.
3. No development shall be started until a minimum of 14 days written notice has been given to the Local Planning Authority confirming the approved protective fencing has been erected.

Reason

To protect the health and appearance of the trees.

6. Before the first occupation of the building hereby permitted the second floor bedroom window facing 1b Easedale Road (on the western 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.

7. Before the approved/permitted development is first brought into use no less than 2 car parking spaces shall be provided within the curtilage of the site, in accordance with 1334-P01A. 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

8. The cills and heads to the window and external doors and the quoins to the development shall be in natural reclaimed stone.

Reason

To ensure the development safeguards the visual appearance of the building and the area.

9. The rear dormer front and cheeks shall be clad in materials similar to the proposed roof.

Reason

To ensure the development safeguards the visual appearance of the building.

10. 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.

11. 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, sheds, decking or greenhouses shall be constructed.

Reason

The plot size is limited and any extension would result in an unsatisfactory scheme.

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

1334-P01A; "Proposed Site Plan"; received 21 May 2014

1334-P02A; "Proposed Plans and Elevations"; received 21 May 2014

1334-P03A; "Proposed Second Floor Plan and Section Detail"; received 14 May 2014

Reason

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

10

Dashed lines indicate root protection zone, 35 per original application Ref: 86204/111.

Subject trees with Tree Preservation Orders are to be surrounded with suitable subscale fences as per Local Tree Specialist requirements and to be original application above.

Red edge indicates extent of ownership.

Proposed new 2200mm high concrete post timber panel party boundary fence, all in accordance with Local Authority Planning requirements.

Approximate position of waste in area.

8565

FAMILY ROOM

LIVING

A hand-drawn diagram of a rectangular box. The box is shown in perspective, with a cross-section indicated by a dashed line. The box is labeled with 'a' for the width, 'b' for the height, and 'c' for the depth. The top surface is labeled 'Top', the bottom surface is labeled 'Bottom', the front face is labeled 'Front', and the back face is labeled 'Back'. The left side is labeled 'Left' and the right side is labeled 'Right'.

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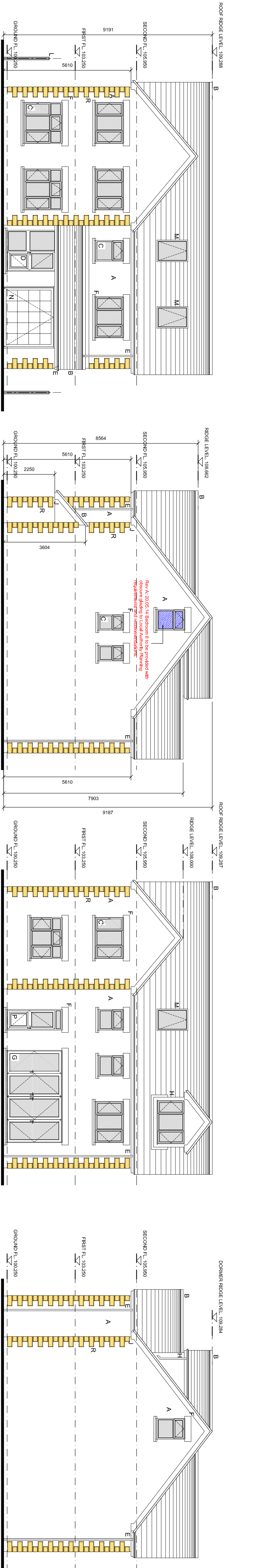
GRASSSED AREA 54m²

Blue edged area indicates under applicants' membership.

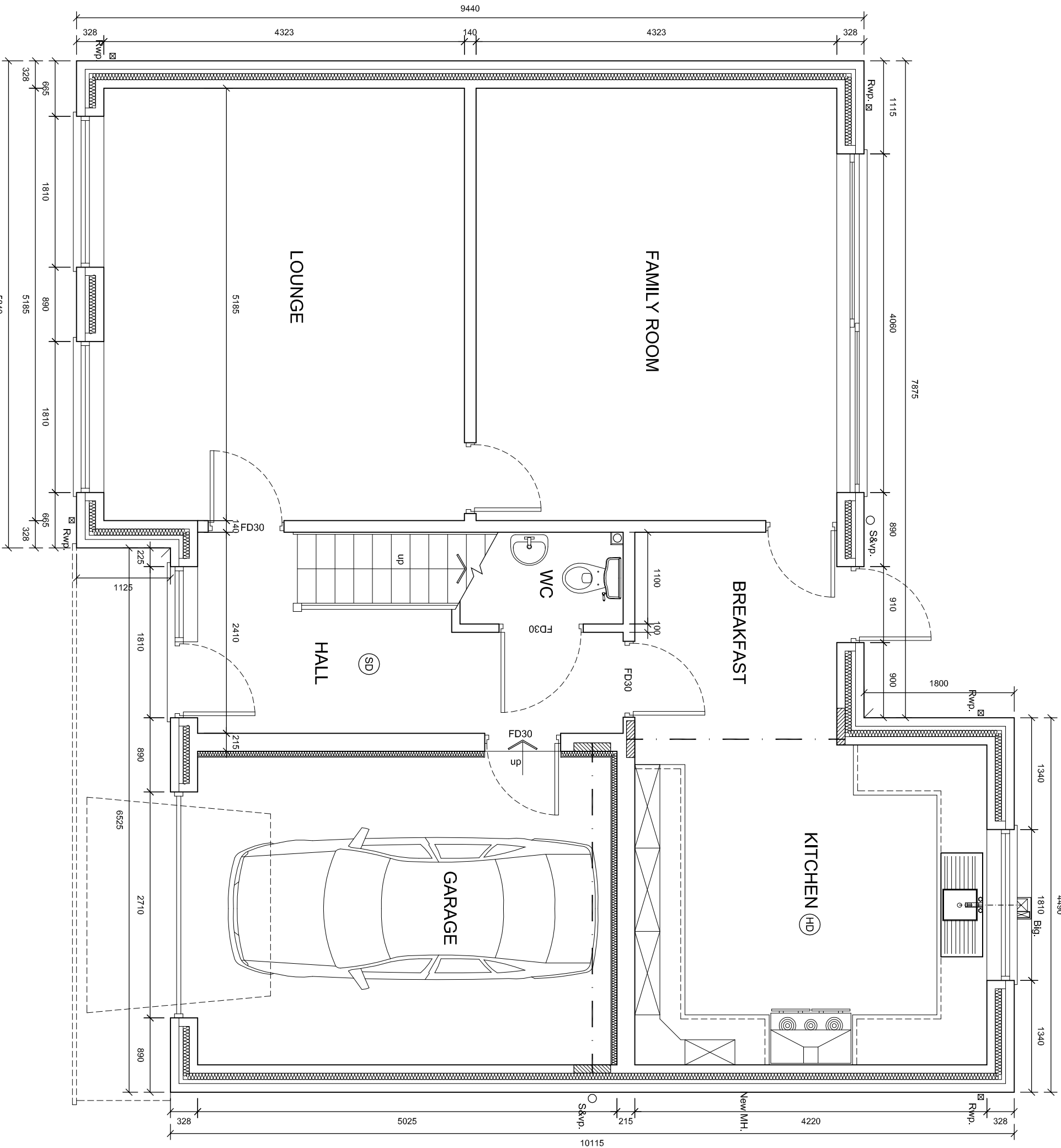
Dashed lines indicate root protection zone, as per original application Ref: 0620411.

NEW HALL LANE

232



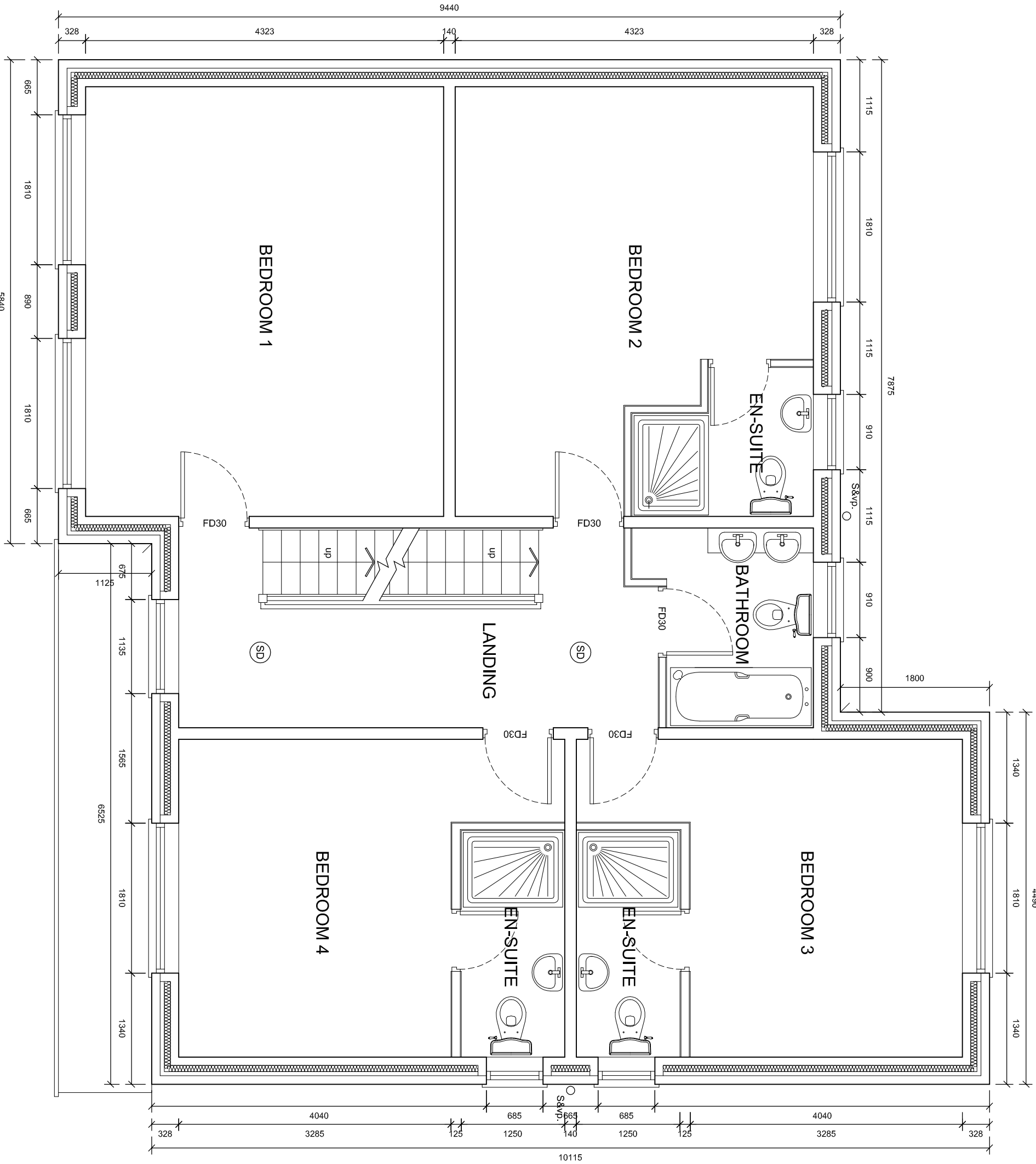
- KEY TO MATERIALS.
- A. CLAY FACING BRICKS TO LOCAL AUTHORITY APPROVAL.
 - B. INTERLOCKING ROOF TILES TO LOCAL AUTHORITY APPROVAL.
 - C. RED BRICKS TO LOCAL AUTHORITY APPROVAL.
 - D. HALF-GLAZED SOLID HARDWOOD EXTERNAL DOOR.
 - E. UPVC GUTTER AND RAIN WATER PIPES.
 - F. 100MM REAR AND GARDEN PARTY BOUNDARY FENCE.
 - G. BROWN UPVC DOUBLE GLAZED BI-FOLDING DOORS WITH FILKINGTON K GLASS.
 - H. VERTICALLY TILED DOWNER CHER WALLS AND ROOF.
 - I. 100MM REAR AND GARDEN PARTY BOUNDARY FENCE.
 - J. 100MM REAR AND GARDEN PARTY BOUNDARY FENCE.
 - K. 100MM FRONT GARDEN BOUNDARY FENCE.
 - L. 100MM REAR AND GARDEN PARTY BOUNDARY FENCE.
 - M. HARDWOOD UP AND OVER GARAGE DOOR.
 - N. UPVC GUTTER AND RAIN WATER PIPES.
 - P. BUFF COLOURED STONES FROM BOLTON STONES.



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50

FLOOR AREAS:

GROUND FLOOR: 102m² (1097sq ft)
FIRST FLOOR: 102m² (1097sq ft)
SECOND FLOOR: 58m² (624sq ft)



PROPOSED FIRST FLOOR PLAN
SCALE: 1:50

GENERAL NOTES.

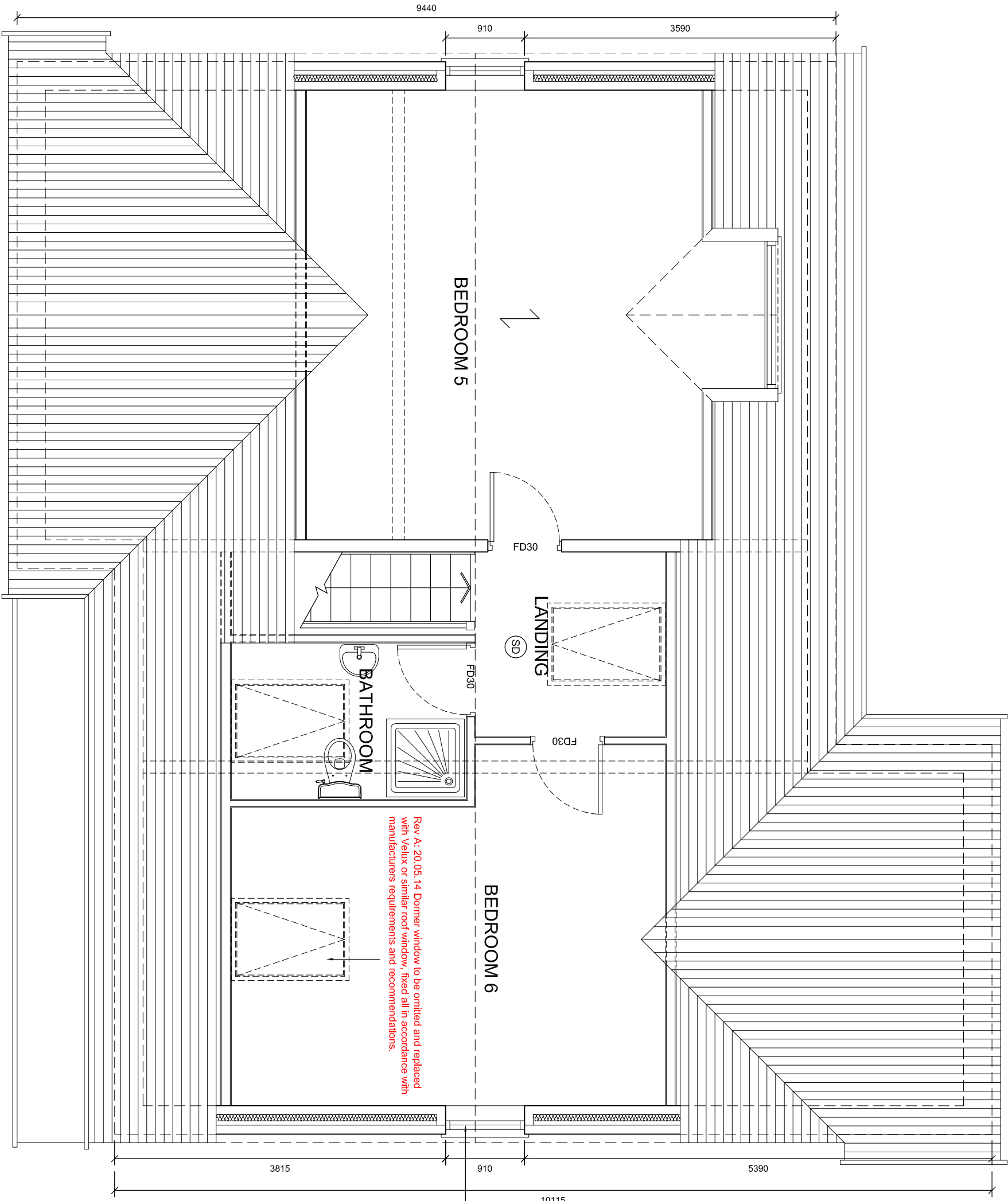
- The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings without the written consent of Y A Architectural Services.
- The drawings are to be used for the purpose of obtaining planning permission only and are not to be used for any other purpose without the written consent of Y A Architectural Services.
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PLANNING ISSUE

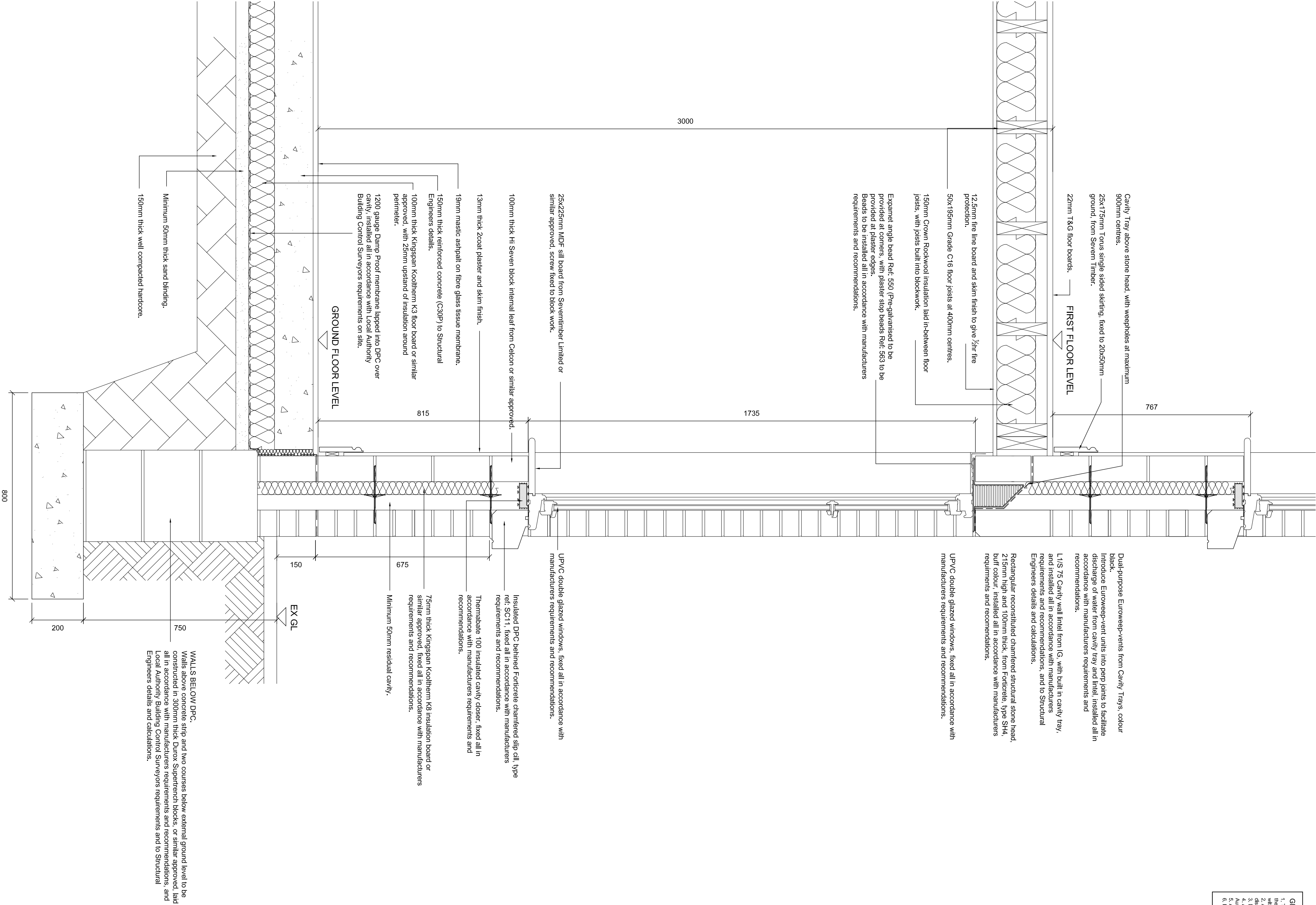
A. PLANNING REVISIONS DWELLING AND HEIGHT REDUCED.		DATE
MEASUREMENTS		20.05.14
Y A Architectural Services Unity House, Fitcham Street Bolton, Lancs. B4 3AE Bolton, Greater Manchester M40 1JH www.ya.co.uk		
DRAWN: V. AMERD	DATE: 16.04.14	
CHECKED:	SCALE: 1:100, 1:50	
PROJECT: PROPOSED ERECTION OF A NEW DETACHED HOUSE WITH A GARAGE AND ATTACHED GARAGE, 86204111 ATTEND AT REAR OF 80 NEW HALL LANE, BOLTON.		
CLIENT: MR YOUSUF KHAN.		
JOB TITLE: PROPOSED PLANS AND ELEVATIONS.		
JOB NO: 1334-P02A		

GENERAL NOTES

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- These drawings are to be used for planning purposes only and are not to be used for construction or any other purpose without the written consent of Y A Architectural Services.
- Disputes are to be referred prior to commencement of work.
- All new orders to build, painted and fixed to the walls, shall be the sole responsibility of the local authority.
- All work to comply with current Building Regulations and subsequent editions.
- Foundations not to exceed over boundaries.



PROPOSED SECOND FLOOR PLAN
SCALE: 1:50



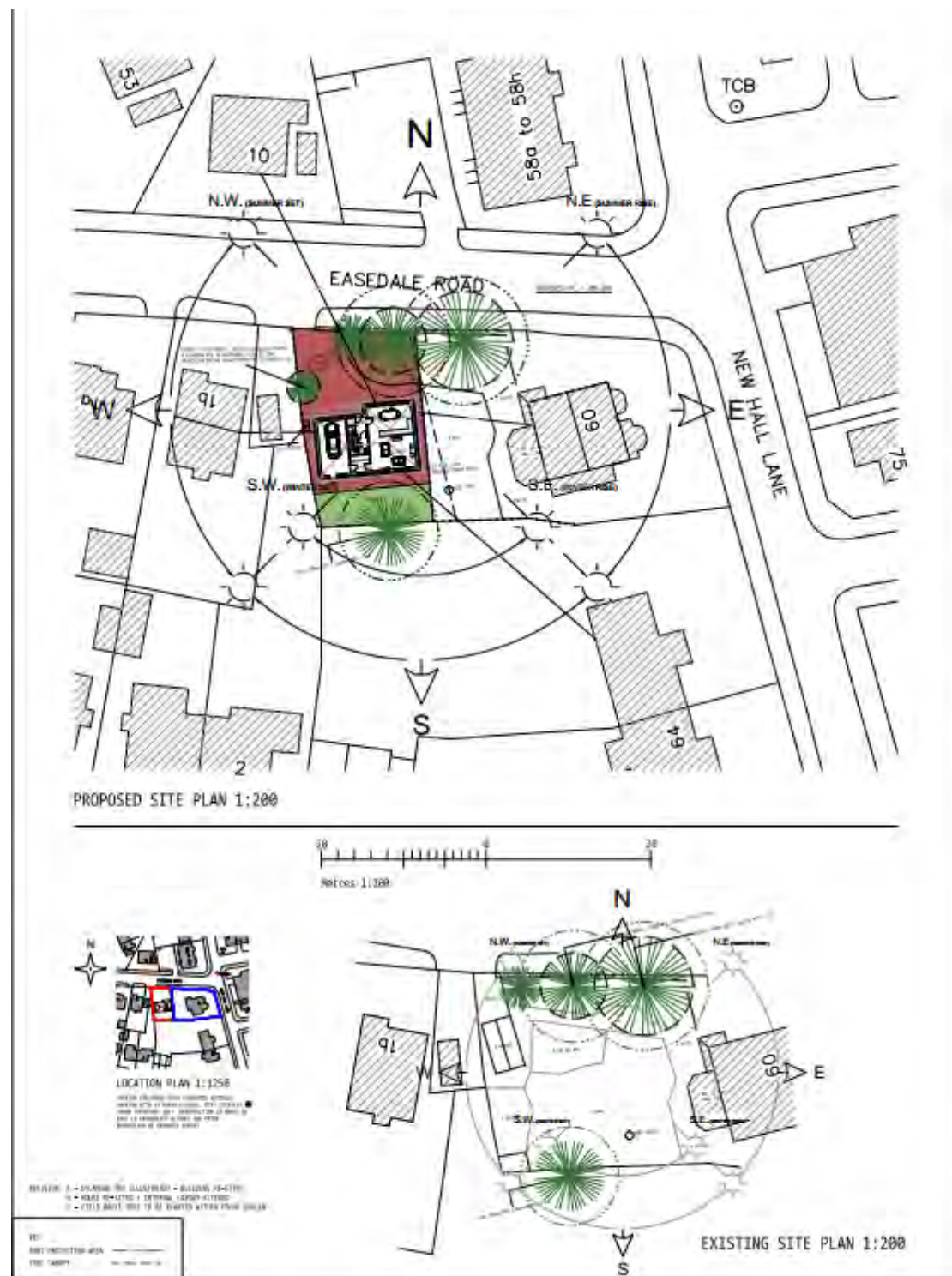
TYPICAL WALL SECTION THROUGH GROUND AND FIRST FLOOR.
SCALE: 1:10

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR.

PLANNING ISSUE

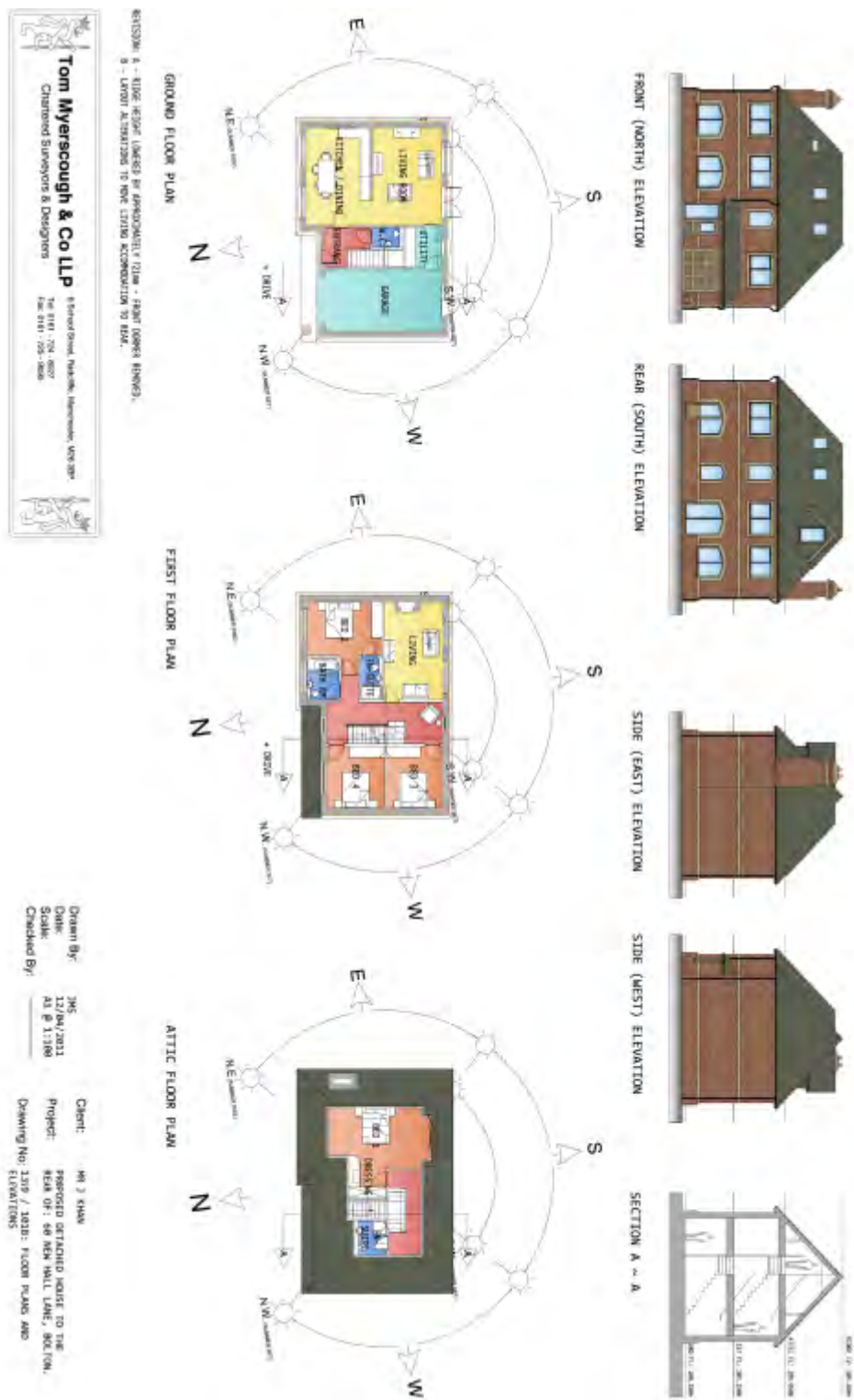
A PLANNING REVISIONS DWELLING AND HEIGHT REDUCED		20.05.14
REVISIONS		DATE
Y A Architectural Services		
Unit 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

Previously approved layout (86204/11)



Previously approved elevations (86204/11)

PROPOSED DETACHED HOUSE TO THE REAR OF: 60 NEW HALL LANE, BOLTON.



Application No.

91837/14



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: 05/06/2014

Application Reference: 91837/14

Type of Application: Full Planning Application
Registration Date: 11/04/2014
Decision Due By: 10/07/2014
Responsible Officer: Alex Allen

Location: NESSFORD HOUSE, 25 THICKETFORD ROAD, BOLTON, BL2 2LL

**Proposal: ERECTION OF 12 NO MEWS HOUSES IN 3 NO TERRACES,
WITH RELATED CAR PARKING AND ALTERATIONS TO ACCESS**

Ward: Tonge with the Haulgh

Applicant: Ashdale Construction Ltd
Agent : Frank Whittaker Town Planning

Officers Report

Recommendation: Approve subject to conditions

Proposal

This is a full planning application for the erection of twelve two terraced properties. The twelve properties would be broken up into three sperate blocks with height to eaves of 5.2 metres and height to the apex of the roof of 8.25 metres. The design of the proposed new dwellings reflects the simple nature of the existing terraced properties on the adjoining streets with a pike feature within the front elevation of the properties to provide an element of visual interest and complementing the design of the adjoining properties.

Vehicle parking would be provided via a widened Back Thicketford Road providing 15 car parking spaces for the proposed new occupants of the property whilst also providing rear amenity space. The proposed frontage with Thicketford Road would make provision for enclosed front gardens with railings adjacent to the main road.

The nature and shape of the site dictate the format of the proposed development in general, namely a terraced style development.

Site Characteristics

A substantial building was previously present on the western section of the site which was formerly used as office accommodation for social services and prior to that was in use as a children's home. The building dated back to the early Edwardian period and was constructed in red brick and natural slate.

There are a number of mature trees on the site, the majority on the frontage of the site with Thicketford Road. A high brick wall surrounds the site on all boundaries. The application site was previously used as a site compound for nearby housing refurbishment works and some damage occurred to trees.

St. Augustine's Church which is Grade II listed is opposite the site. This has boundary railings and a number of mature trees on the frontage to Thicketford Road which are protected by a TPO.

Terraced residential properties are located to the north of the application site. There are a number of improvements being carried out to these properties, which forms part of a regeneration scheme. Properties on Moorfield Grove have had improvements carried out to their front walls, and properties on Eccleston Avenue are in the process of having new rear boundary walls installed.

Policy

National Planning Policy Framework

Core Strategy:- P5 Accessibility, S1 Safe, CG1.1 Safeguarding biodiversity, CG2 Sustainable Design and Construction, CG3 The Built Environment, CG4 Compatible Uses, SC1 Housing and RA1 Inner Bolton. Appendix 3 Maximum car parking standards.

Saved Unitary Development Plan policies: N7 Trees, Woodland and Hedgerows; N8 Protected Trees.

Planning Control Policy Notes: No.2 - Space Around Dwellings, No.7 - Trees: Protection and Planting in New Developments, No.10 - Planning Out Crime and No.21 - Highways Considerations.

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:-

- * principle of residential development
- * impact on living conditions of nearby residents
- * impact on highway network through congestion and on street parking dispersal
- * impact on character and appearance of the area/impact on trees
- * impact on sustainable design and construction

Principle of residential development

Guidance contained within the NPPF sets out the Government's approach to planning for housing by making provision for sustainable development by reusing previously developed land within the urban area resulting in the creation of well designed high quality homes.

Core Strategy policy CG3 reflects these priorities. Members will be aware that the

principle of residential development of this site has been previously been established latterly in 2007 by Planning Committee with the provision of an apartment scheme. Since then the site has been adapted to a scheme which reflects the overall character of the area providing a modern twist on the traditional terraced properties by providing off road parking for the new residents.

The proposal would provide a valuable contribution to the Council's Housing land supply in compliance with both guidance contained within the NPPF and is entirely consistent with the Council's approach to new housing development. The proposal complies with policy.

Impact on living conditions of nearby residents.

The character of the area is predominantly terraced houses and the density is high which has resulted in the interface distances between properties being lower than current policy set down in PCPN 2 Space About Dwellings.

The current proposal would make provision for interface distances of between 22 and 23.5 metres from the proposed new dwellings to the closest residential properties which overlook the site on Eccleston Avenue to the north. Whereas the previously approved apartment scheme was three storeys in height, the proposed new dwellings are wholly two storey being approximately 1.25 metres lower in height and compatible with the heights of existing residential properties on Thicketford Road.

Whilst local residents on Eccleston Avenue may have adapted to the lack of any building on the application site in recent times, the proposal would result in direct views of St Augustines Church being obscured. However, the loss of a view is not a material consideration. In addition, in relation to loss of daylight, it is considered that as the proposal complies with the Council's interface distances this will afford existing residents the potential to still benefit from a sufficient quantity of daylight and sunlight so as not to compromise their living conditions.

The proposal fully complies with the Council's policies and guidelines contained within PCPN No. 2.

Impact on highway network through congestion and on street parking dispersal

Core Strategy policies P5 and S1 seek to ensure that new development proposals make provision for sufficient off road parking, servicing and access arrangements which promote road safety.

The proposal has a number of benefits, including the provision of a widened back street (Back Thicketford Road West), radii improvements to the adjoining roads (Moorfield Street and Pegamoid Street).

The Council's Highways Engineers are satisfied with the level of car parking and the proposed layout as submitted. However, they have requested that Pegamoid Street is closed to access from Thicketford Road and that Back Thicketford Road be made a one way (eastbound) street.

It is considered that the level of car parking provision would be satisfactory given the modest nature of the development and the fact that the proposal is well located in relation to other forms of transport. The Council's Highways Engineers request to prevent direct access onto Pegamoid Street to the east from Thicketford Road and making Back Thicketford Road a one way street are considered to be unnecessary/excessive.

The back street would be improved as shown on the proposed site plan. Given the existing well developed road layout it is considered that the construction of the improved Back Street would not result in significant additional traffic. Highways Engineers reflect their aspirations rather than providing for a definitive requirement which would not jeopardise highway/pedestrian safety. It is also noted that the previously approved apartment scheme did not make provision for either of these requirements.

It is considered that the scheme as submitted provides for improvements to the existing situation whilst providing adequate off street car parking, thus maintaining highways safety.

The proposal complies with policy.

Impact on character and appearance of the area/impact on protected trees.

Core Strategy policy CG3 seek to ensure that new development proposals are compatible with the surrounding area in terms of scale, massing, grain, form, architecture and landscaping. Core Strategy policy seeks to conserve and enhance the existing physical environment respecting and strengthening the traditional grid-iron pattern and the street scaping of the existing houses. Saved UDP policy N8 seeks to ensure that the Council will not authorise the felling of protected trees unless this forms part of an approved development scheme.

The new building is two storeys, complementing the existing terraced properties on either side of the application site. It is considered that the proposal complements the existing character of the street scene picking up on design features, e.g. gable/pike feature in the adjoining properties. The proposed houses are of a simple design which is also reflective of the surrounding area.

The proposal would result in the loss of protected trees which are located along the Thicketford Road site frontage. Members may recall that under the previous approval in 2007 Planning Committee Members requested that the proposed apartment block be brought forward to the Thicketford Road frontage which would have resulted in the loss of the protected trees.

Therefore, the principle of the loss of the protected trees was established in 2007. The current proposal is consistent with the approach taken by Members in 2007 and makes provision for an element of tree planting in the proposed front garden areas of the new dwellings together with new trees planting in the shared amenity areas adjacent to Back Thicketford Road West.

It is considered that the proposal would comply with policy.

Impact on sustainable design and construction

Core Strategy policy CG2 seeks to ensure that new residential development proposals of 5 or more residential units are built to (a) achieve a Level 3 of the Code for Sustainable Homes, (b) reduce carbon dioxide emissions from the dwellings and (c) a reduction in surface water run-off from the development.

Whilst the applicant's submission makes no reference to the provision of these items, given the policy context it is considered appropriate to condition these elements to ensure policy compliance.

Subject to the necessary planning conditions it is considered that the proposal would comply with policy.

Conclusion

The proposal is considered to be consistent with national and local planning policy in relation to sustainability, being a previously developed site in a sustainable location in terms of access to other means of transport other than the car. It is consistent with the surrounding land use pattern and also the general character in terms of mass and density. The development would comply with the Council's interface guidelines, respecting existing and future residents living conditions, providing a contemporary version of the traditional terraced street, providing sufficient private amenity space, together with sufficient off road car parking for new residents.

The proposal complies with policy and is recommended for approval subject to conditions.

Representation and Consultation Annex

Representations

Letters:- two letters of objection have been received from properties on Moorfield Grove and Eccleston Avenue raising concerns over the following:

- The proposed building is too high for the area;
- The building will restrict daylight into existing surrounding properties;
- Impact on house sales and value (not a material planning consideration);
- Lack of spaces for people visiting the proposed development;
- Development will add to existing parking problems in the area;
- The development will add to existing traffic congestion on Thicketford Road;
- Currently enjoy views through the site to St Augustines Church (loss of view is not a material planning consideration);
- Replaced open views with direct views into the new houses from existing houses - privacy issues and loss of light;
- Parking at Back Thicketford Road will get blocked up resulting in further congestion;
- If permission is granted provision should be made for street lighting in the widened Back Thicketford Road.

Consultations

Advice was sought from the following consultees: the Council's Highways Engineers, Pollution Control officers, Economic Strategy and Strategic Development Officers and Design for Security consultants (Greater Manchester Police).

Planning History

A reserved matters submission was submitted in November 2007 for the layout, scale, appearance, access and landscaping for the erection of a three storey apartment terrace comprising of 24 apartments. Planning permission was granted for this development by Planning Committee members in January 2008.

Outline planning permission (all matters reserved) was approved in April 2006 for the demolition of the existing building and the erection of dwellings (73403/06).

Planning permission was granted in July 1994 for the installation of shutters (45243/94).

Planning permission was granted in July 1983 for the change of use of 25 Thicketford Road from a staff house and children's home to office accommodation for the Council's Social Services Department (21129/83).

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 proposed highway improvements shall be submitted to and approved in writing by the Local Planning Authority, to include:

- radii improvements at the junction of Back Thicketford Road West with Moorfield Grovee and the junction of Back Thicketford Road West with Pegamoid Street to incorporate a radii of 4 metres;
- Work to the adopted footway on Back Thicketford Road West providing access to the new parking provision as shown on Drawing No. ASH/2 - Proposed Site Plan.

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. Prior to the commencement of development samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be implemented in full thereafter.

Reason

To ensure the development reflects local distinctiveness.

4. Prior to commencement of development, a scheme shall be submitted to and approved by the Local Planning Authority which reduces the existing surface water run off from the site by at least 50%. No building hereby permitted shall be occupied until the approved surface water drainage works have been implemented on site.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. include a timetable for its implementation; and
3. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To reduce the risk of contaminating surface water run off and reduce the risk of localised flooding and down stream flooding by ensuring the provision of a satisfactory means of surface water dispersion

5. Before the approved development is commenced details of the existing and proposed ground levels within the site and on adjoining land including spot heights, cross sections 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.

6. Prior to the commencement of development, an energy assessment of the approved development shall be submitted to the Local Planning Authority. The submission shall include a scheme which details how either (i) renewable energy technology or (ii) an alternative scheme e.g. enhanced insulation shall reduce CO2 emissions of predicted energy use of the development by at least 10%. The approved scheme shall be installed, retained and maintained in perpetuity thereafter unless

agreed by the Local Planning Authority.

Reason

To enhance the sustainability of the development and to reduce the reliance on fossil fuels in order to comply with Core Strategy policy CG2.

7. Trees and shrubs shall be planted on the site in accordance with a landscape scheme to be submitted and approved in writing by the Local Planning Authority within 3 months of the commencement of development. The approved scheme shall be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the development, whichever is the sooner, or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape.

8. Before the first occupation of the dwellings hereby approved, the bedroom windows in the elevation facing Thicketford Road shall be acoustically double glazed and ventilated in accordance with the 'good' standard laid down in BS8233:1999 of LAeq/T living rooms 30dB and bedrooms 30 dB.

Reason

To minimise the impact of noise on residential amenity.

9. The dwellings hereby approved shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). Within 3 months of the completion of the development a Final Code Certificate should be submitted to the Local Planning Authority which certifies that Code Level 3 has been achieved.

Reason

To reduce the impact on climate change and to improve the sustainability of the site.

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

**ASH/2 - Proposed Site Plan scanned to file 23/04/14;
ASH/3 - Ground Floor Plans scanned to file 23/04/14;
ASH/4 - First Floor Plans scanned to file 23/04/14;
ASH/5 - Proposed Elevations scanned to file 23/04/14;
ASH/6 - Boundary and Landscape details scanned to file 23/04/14;
ASH/7 - Street Scene scanned to file 23/04/14; and
ASH/8 - Parking/Passing Bay Construction details scanned to file 23/04/14.**

Reason

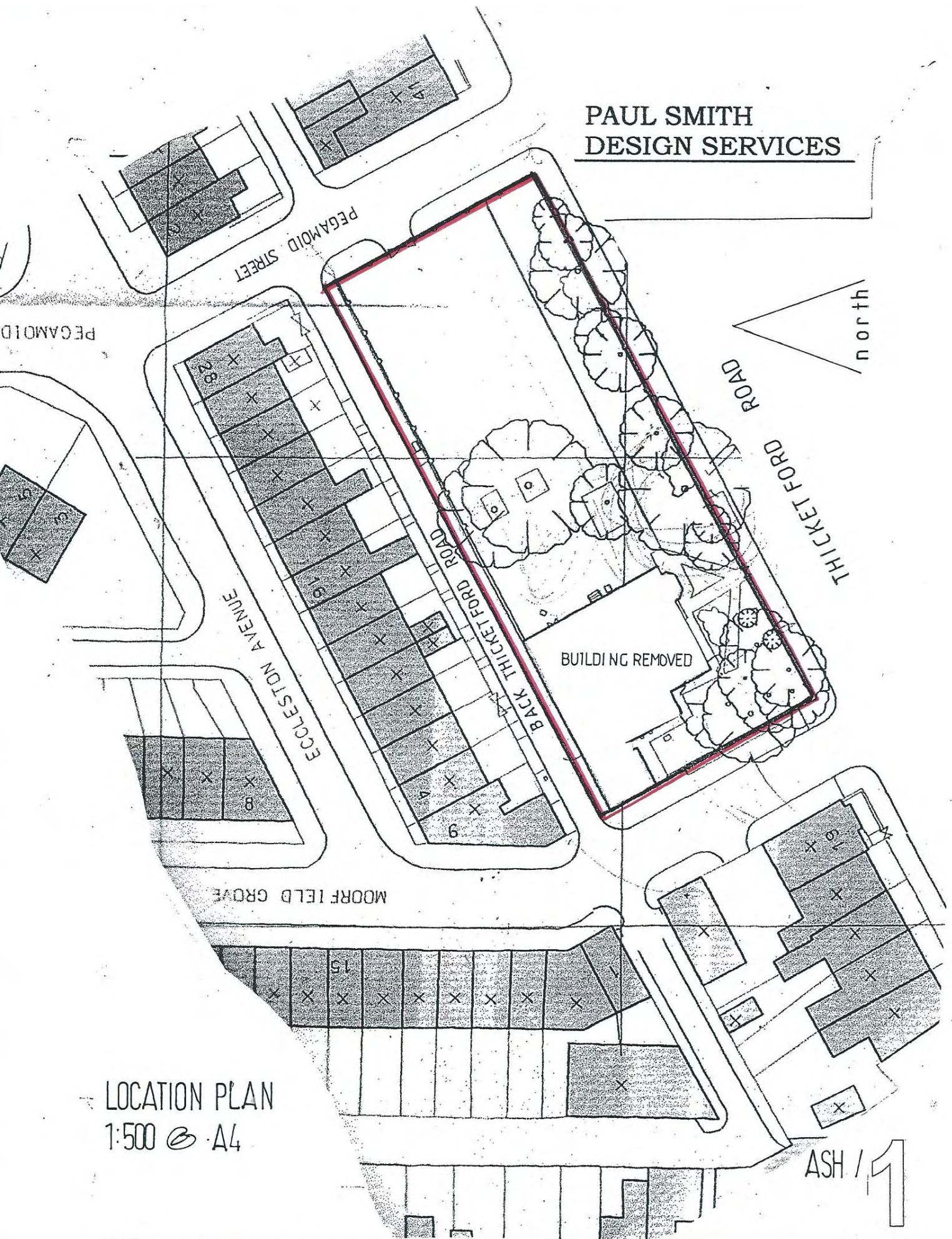
For the avoidance of doubt and in the interests of proper planning.

11. No vegetation clearance should take place between the months of March and August inclusive.

Reason

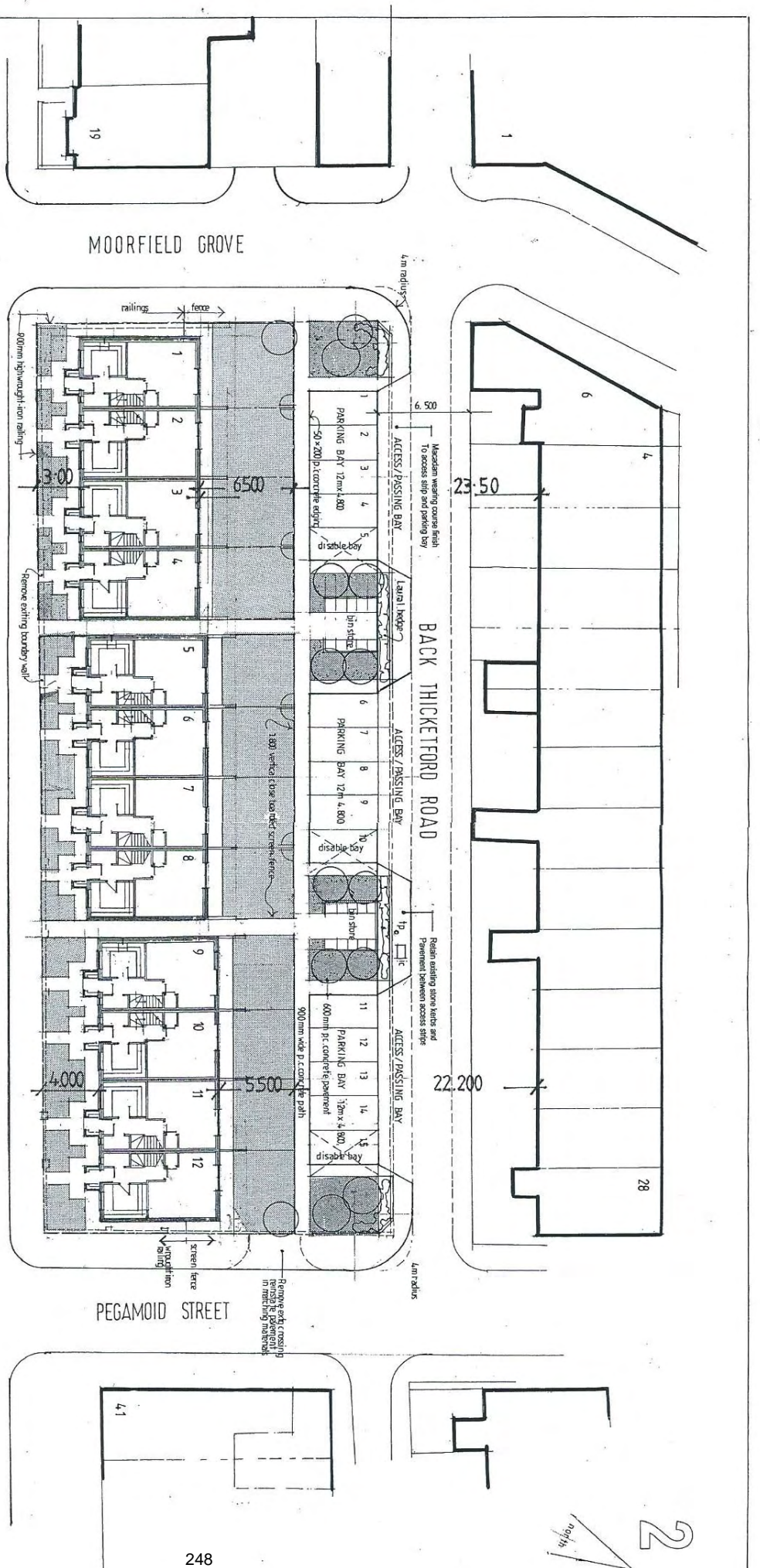
The site has the potential to support breeding birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb birds whilst they are breeding.

PAUL SMITH
DESIGN SERVICES



LOCATION PLAN
1:500 @ A4

ASH / 1



PROPOSED SITE PLAN

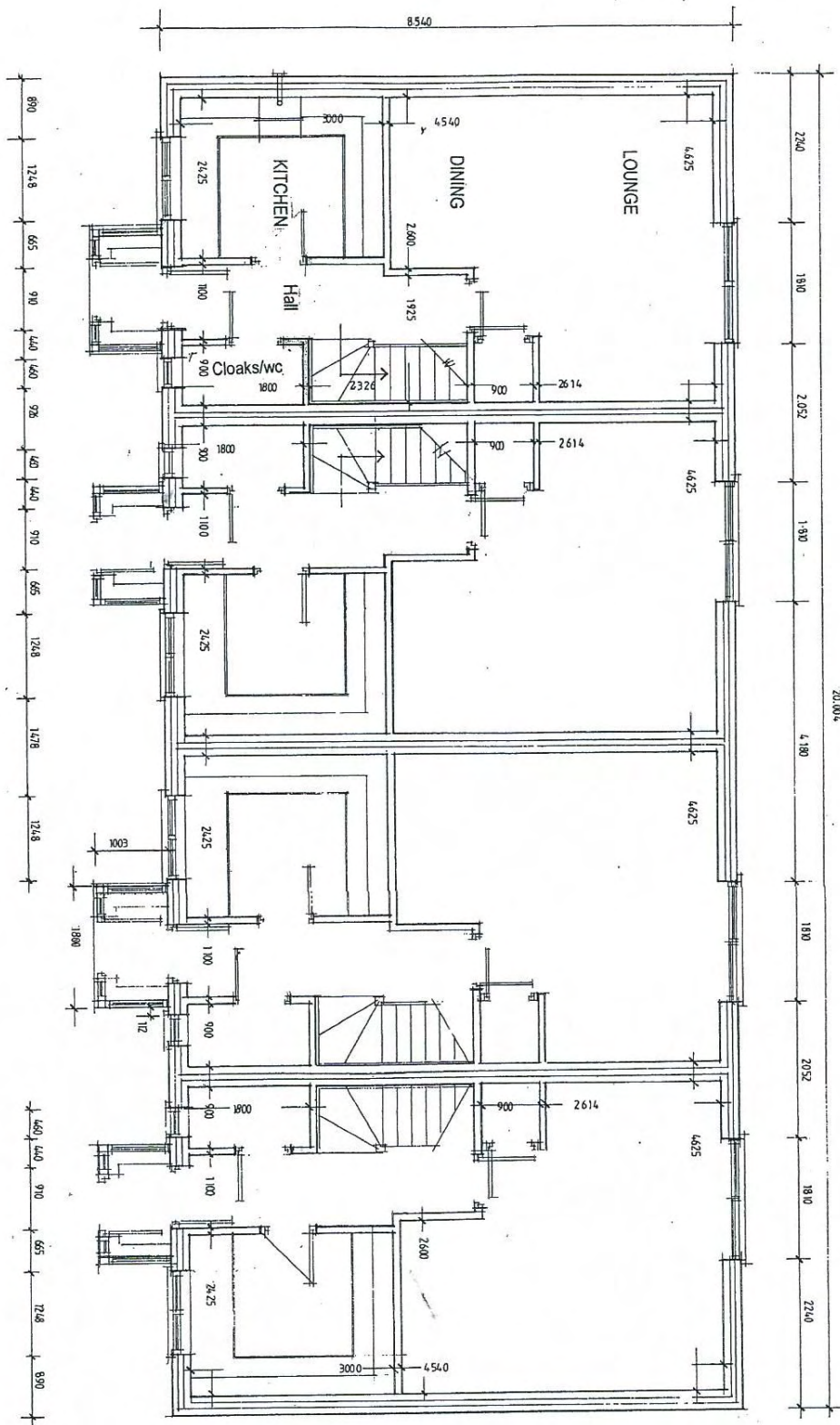
Scale

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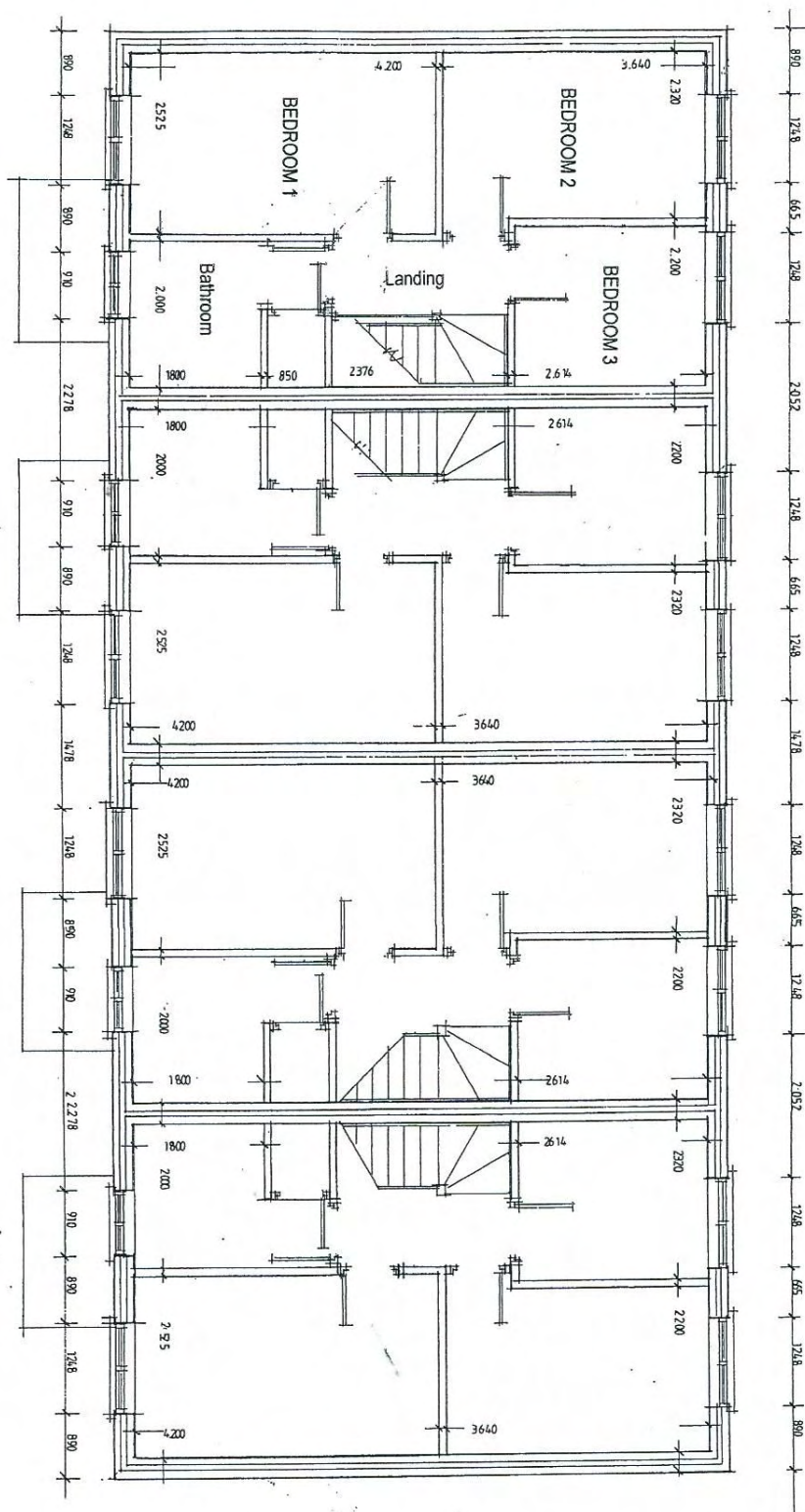
Drawing No

ASH 12

PAUL SMITH DESIGN SERVICES
1 CHURCH STREET, ESEBTON, BOLTON BL7 9TW
T: 01204 68384 M: 07870 193 04
Email: psmithdesign@btinternet.com



GROUND FLOOR



FIRST FLOOR

Scale

Drawing No

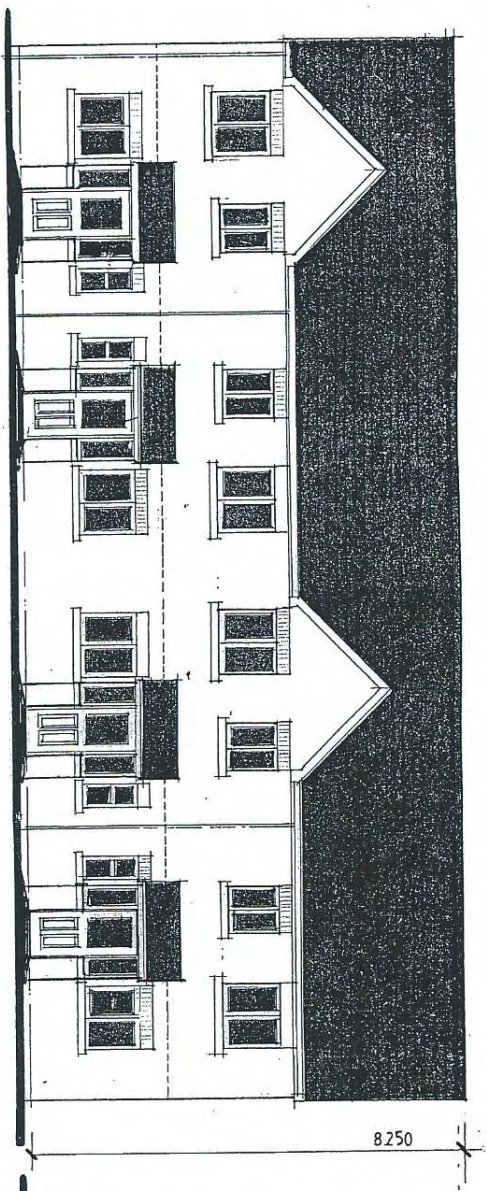
1:50 @ A2

ASH/4

PAUL SMITH DESIGN SERVICES
1, CHAPEL STREET, EGGERTON, BOLTON, M17 7NW
T: 01204 583854 M: 07870 195 704
Email: paulsmithdesign@hotmail.com

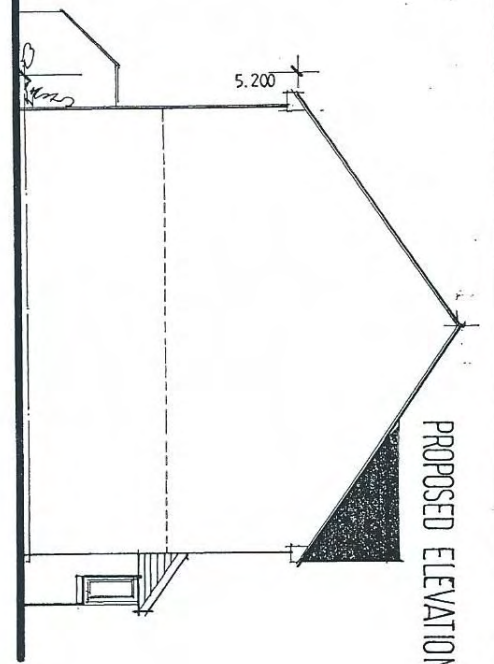
52

PROPOSED ELEVATIONS

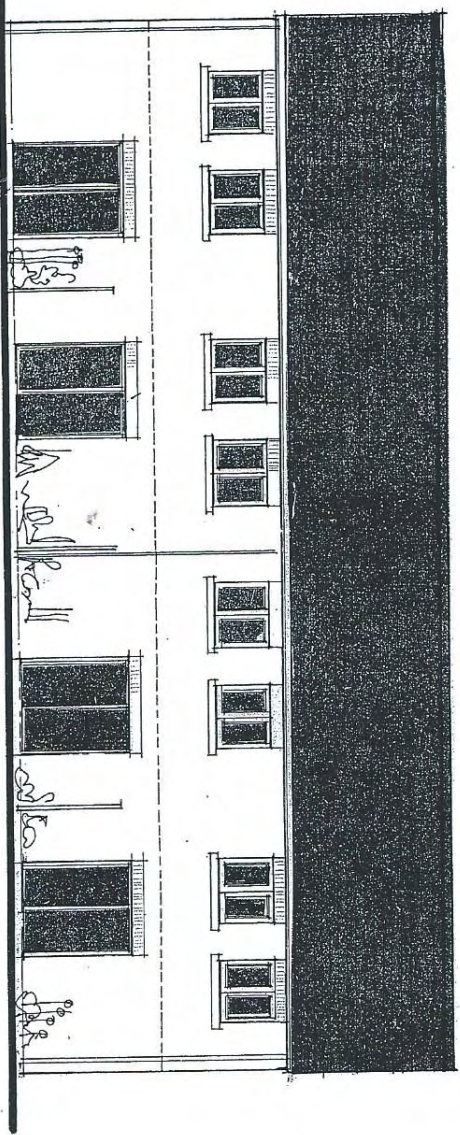


8250

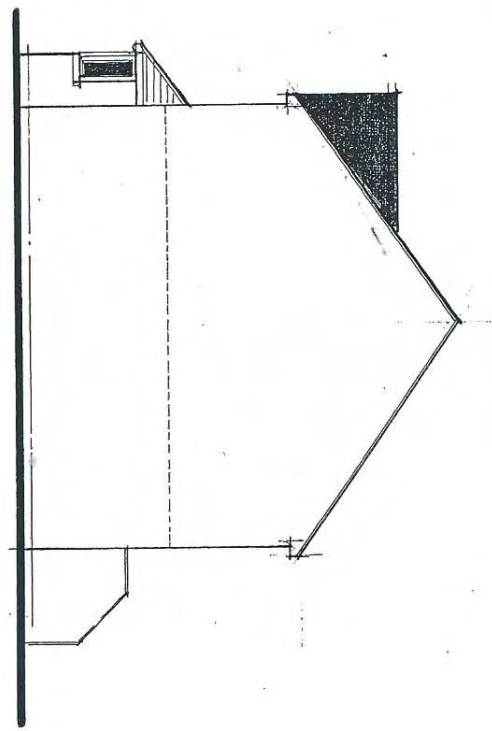
FRONT - THICKETFORD ROAD



SIDE south west



REAR



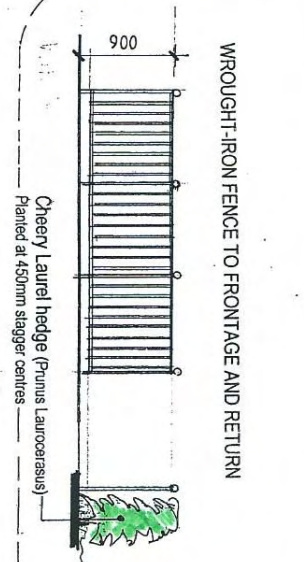
SIDE north east

Scale Drawing No

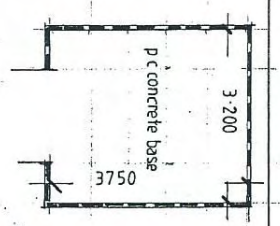
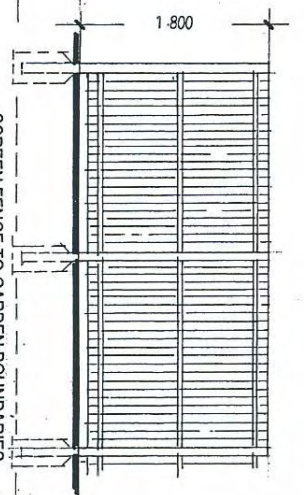
1:100 @ A3 ASH/5

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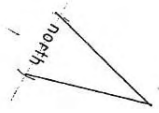
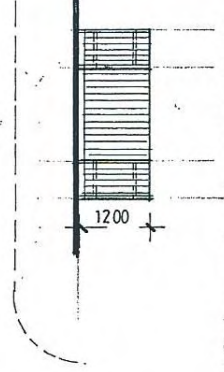
WROUGHT-IRON FENCE TO FRONTAGE AND RETURN



SCREEN FENCE TO GARDEN BOUNDARIES (Timber post and close vertical boarding)



SCREEN BIN STORE (Timber post and close vertical boarding)



THICKETFORD ROAD

900mm high wrought-iron fence

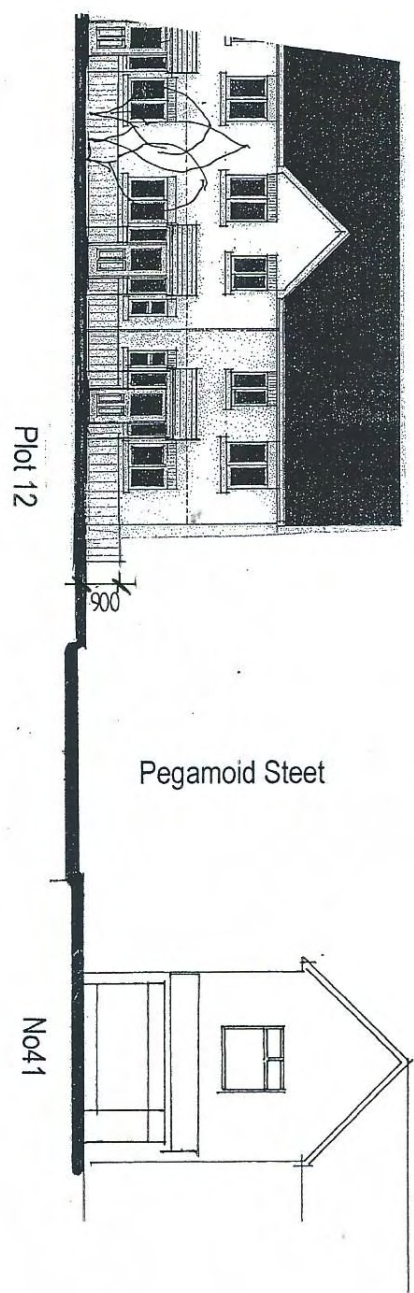
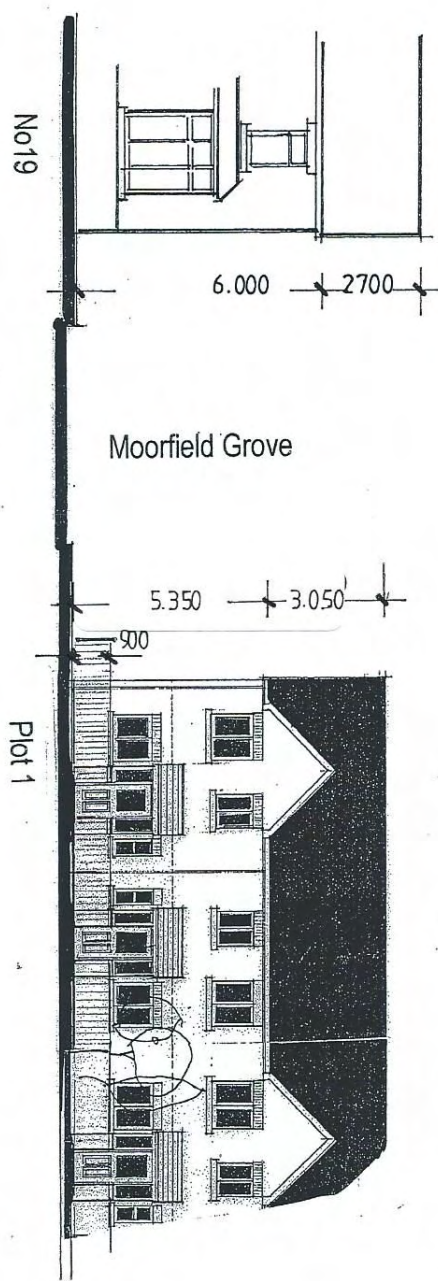
- Garden Planting
Groups of 3 Standards 3m high/100mm girth
- A Silver Birch (*Betula pendula*) 14
 - B Japanese cherry (*Prunus serrulata*) 12
 - C Rowan (*Sorbus aucuparia*) 15

- Shrubs
Planting to bins fencing
- Cotoneaster dammeri 36No
 - Hedera hexix 25No

BOUNDARY AND LANDSCAPE DETAILS

Scale 1:200
Drawing No ASH/1

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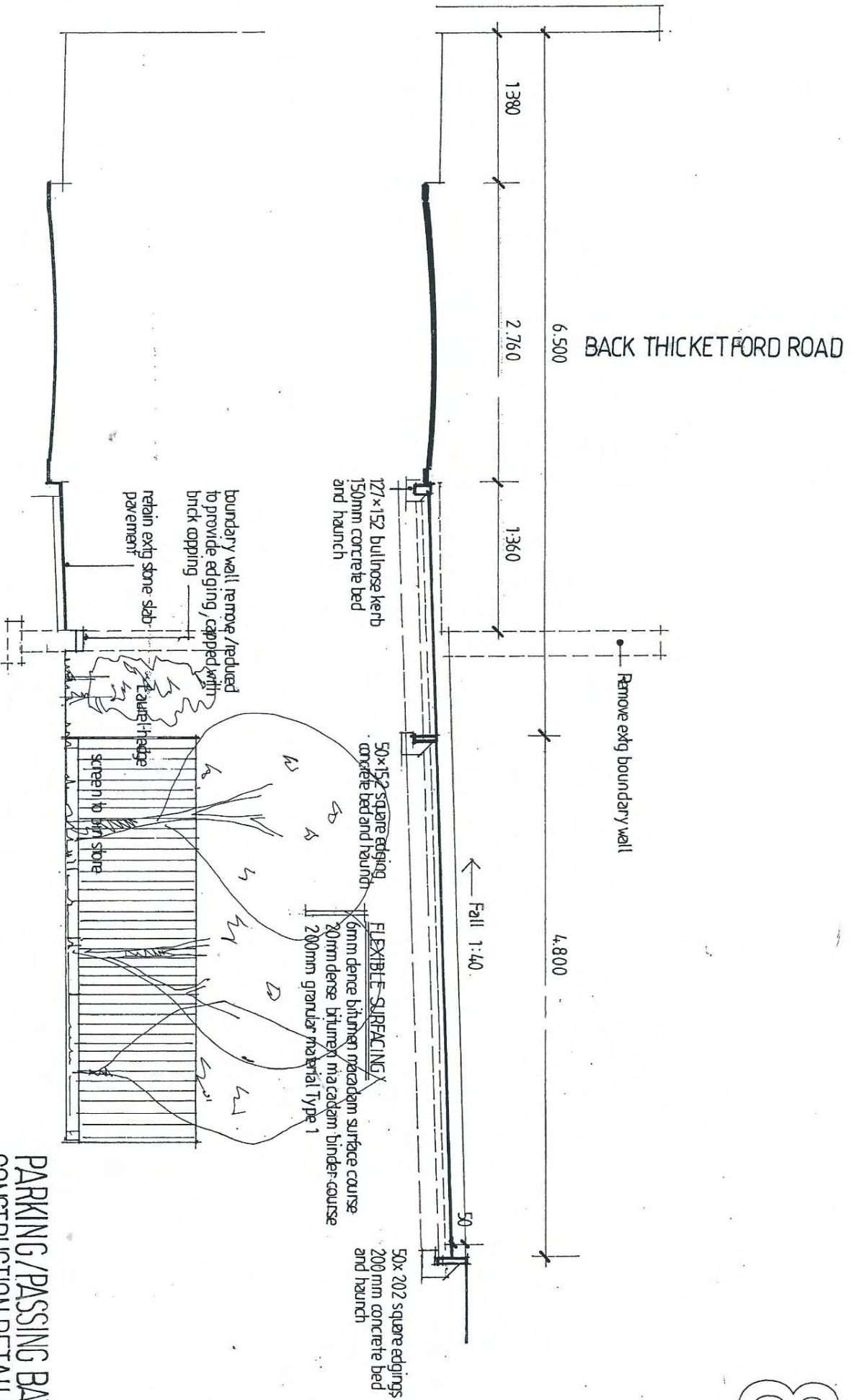


STREET SCENE

Scale Drawing No

1:200 e. A4 ASH/7

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PARKING/PASSING BAY
CONSTRUCTION DETAILS
SCALE 1:50 @ A4
Drawing number ASH/8

ASHDALE CONSTRUCTION

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