

**Planning Applications Report**

**Planning Committee  
23<sup>rd</sup> February 2023**

**Bolton  
Council**

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

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

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

The following abbreviations are used within this report: -

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

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

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

# Application Number 14572/22

Directorate of Place  
Development Management Section

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



**Bolton**  
**Council**

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Date of Meeting: 23 February 2023

Application Reference: 14572/22

**Type Of Application**  
**Registration Date**  
**Decision Due Date**  
**Responsible Officer**  
**Authorising Officer**

**Full Planning Permission**  
**9 September 2022**  
**21 October 2022**  
**Aisha Haque**

**Location**

**509 ST HELENS ROAD BOLTON BL3 3SE**

**Proposal**

ERECTION OF SINGLE STOREY EXTENSION TO SIDES  
AND REAR

**Ward**

Hulton

**Applicant:** Mr Y Davda

**Agent:** Mr Y Jiva

## **OFFICER'S REPORT**

**Recommendation:** Refused

### **Executive summary**

- This application is before Members at the request of Councillor Shafi Patel.
- The application is for the erection of single storey extensions to side and rear.
- Officers consider that the siting, length and height of the rear part of the proposed extension would have an undue impact on the residential amenity of the neighbours at 507 St Helens Road.
- One objection has been received.
- Members are recommended to refuse this application.

### **Proposal**

1. A 'wrap-around' side and rear extension is proposed along the boundary with 507 St Helens Road. It would project 6 metres from the rear elevation, with a width of 7.06 metres at the rear and 2.45 metres at the front/side. The height would be approximately 3.3 metres to the eaves and 5.1 metres to ridge.
2. A single storey side extension is also proposed along the western side of the house. This extension would be approximately 7.85 metres long and 4 metres wide. The height to ridge would be approximately 5.3 metres and approximately 3.3 metres to the eaves.
3. Both extensions would be constructed from red brick to match the existing brick.

### **Site Characteristics**

4. The application property is a detached, three storey dwelling on St Helens Road. This section of St Helens Road is mainly characterised by terraced, two storey dwellings. St Helens Road Methodist Church is located to the south west of the application property and the end terrace dwelling of 507 St Helen Road is sited immediately to the east.

## **Policy**

### **Development Plan**

5. Core Strategies policies: P5 Transport and Accessibility; CG3 The Built Environment; CG4 Compatible Users; OA4 West Bolton.

### **Other Material considerations**

6. Supplementary Planning Documents (SPDs) House Extensions and General Design Principles
7. National Planning Policy Framework (NPPF)

## **Analysis**

8. 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.
9. The main impacts of the proposal are:
  - Impact on the Amenity of Neighbours
  - Impact on the Character and Appearance of the Surrounding Area

### **Impact on the Amenity of Neighbours**

10. 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. The 2012 House Extensions SPD provides the Council's policy guidance on house extensions.

#### ***507 St Helens Road***

11. 507 St Helens Road is the neighbouring terraced dwelling to the east. Paragraph 4.14 of the House Extensions SPD states, "*Single storey rear extensions of up to 3 metres in length (taken from the original rear elevation of the property) on semi-detached houses, and up to 4 metres on detached houses will normally be acceptable (where they are not already permitted development)*". Paragraph 4.15 of the SPD continues, "*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. 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)*". In this case, at 6 metres in projection, the proposed rear part of the extension projects in excess of the 4 metres advised by paragraph 4.14 of the House Extensions SPD. Furthermore, the rear extension impinges on a 45-degree line drawn from the centre of 507's rear main room window; the patio doors to the rear provide light to a dining area. Dining rooms and kitchen diners are defined as main rooms within para 4.3 of the House Extensions SPD.
12. Paragraph 4.12 of the House Extensions SPD states, "*The orientation of properties in relation to the sun may also be significant where a proposed extension is in close proximity to neighbouring main room windows and is located to the south of the adjoining property. This should be taken into account in developing proposals, as it may mean that an otherwise acceptable proposal will need to be re-planned or reduced in scale*". The rears of the dwellings face south and the proposed rear extension would be sited close to the party boundary with no. 507. It is considered that the proposed length of the rear part of the extension, coupled with its height (5.1 metres to

the ridge), would exacerbate the loss of natural light to no. 507 and the extension's impact on no. 507's amenity.

13. It is noted that a similar single storey rear extension (projecting 6 metres from the rear) was approved under application 03721/18 in July 2018. At that time the then case officer believed that all windows and doors at the rear of no. 507 served a kitchen and therefore not a main room. This is now known not to be the case. Furthermore, the July 2018 permission has expired, so it cannot be considered as "fallback" permission as it cannot now be implemented. Only limited weight can therefore be afforded to this expired permission, especially as it is now known that the rear patio doors that would be affected by the proposed rear extension serve a main room (dining area).
14. It is therefore considered that the siting, length and height of the rear extension would have an undue adverse impact on 507 St Helen's Road, contrary to Policy CG4 of the Core Strategy and the guidance contained within SPD House Extensions.

#### *532, 534, 536, 538, 540 and 542 St Helens Road*

15. These properties are located opposite of the host dwelling. Paragraph 4.7 of the House Extensions SPD advises that the minimum distance, "*between a neighbouring elevation which contains a main room window and a facing wall of a single storey extension which does not*", should be 9 metres. The minimum distance between these properties and the proposal is approximately 21 metres, which far exceeds the 9 metres advised. It is therefore considered the proposal will not cause undue harm on the amenity of these neighbours.

#### *St Helens Road Methodist Church, and Unit 1A, Unit 1B, Unit 2, Unit 3 and Unit 4 Cow Lane*

16. These are defined as commercial properties, thus the proposal will have no undue impact on these properties.

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

17. 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 OA4 concerns development proposals in West Bolton, where the application site is located.
18. Paragraph 3.2 of the House Extensions SPD states, "*Single storey extension should generally be no higher above existing ground level than 3 metres to the eaves (or roof, if the design incorporates a flat roof) and 4 metres to the ridge*". In this case, the proposed rear part of the extension would have a height to the eaves of approximately 3.3 metres and a ridge height of approximately 5.1 metres, which is significantly higher than 4 metres. Thus, it is deemed the proposal contravenes paragraph 3.2 of the SPD.
19. Paragraph 3.3 of the House Extensions SPD states, "*Extension should respect and be sensitive to the proportions of the existing house or any particular features such as:*"
- *Decorative brickwork or eaves*
  - *Size and style of windows*
  - *Stone detailing*
  - *Materials in terms of colour, coursing, texture and pointing*
  - *Specific features such as bay windows, steep sloping roofs, bargeboards etc."*

The proposal incorporates both hipped and gable roof types; furthermore, the size and style of the windows match the existing dwelling. Since this is consistent with the design of the host dwelling, it is regarded as acceptable design.

20. Paragraph 3.4 of the House Extensions SPD states, “*Where possible, applicants should seek to incorporate architectural features present in the existing house*”. The proposed extensions are to be built with bricks and grey slate roof tiles to match the existing. Additionally, the proposal incorporates a front bay window which is consistent with the existing. It is therefore considered the proposal complies with paragraph 3.4 of the House Extensions SPD.
21. Paragraph 3.8 of the 2012 House Extensions SPD states, “*Pitched roofs are the most suitable for extensions especially if they are visible from the street.*” Since the proposal incorporates a pitched roof design, it is deemed to comply with paragraph 3.8 of the House Extensions SPD.
22. Paragraph 3.13 of the House Extensions SPD states, “*For semi-detached or detached properties, applications that involve encroachment onto existing private garden or other amenity space should not result in the unacceptable reduction of such space. As a rule of thumb, 50 square metre is considered to be a reasonable minimum for this style of property; reduction below such a level is likely to constitute an overdevelopment of the site and harm the living conditions at the dwelling.*” Over 50 square metres of amenity space will remain following the proposed extension, thus the proposal does not constitute as overdevelopment.
23. Access would remain to the rear of the application property, via a side gate, for the storage of refuse bins on non-collection days.
24. Whilst it is considered that the siting, length and height of the rear part of the proposed extensions would unduly harm the amenity of the neighbouring residents at 507 St Helens Road it is not considered that the proposed extensions would have an adverse impact on the character and appearance of the host dwelling or the surrounding area, compliant with Policies CG3 and OA4 of the Core Strategy.

## **Conclusion**

25. For the reasons discussed above, it is considered that the proposed rear extension, by virtue of its siting, length and height, would have a detrimental impact on the amenity of the neighbouring residents at 507 St Helens Road, contrary to policy CG4 of Bolton’s Core Strategy and the guidance contained within Supplementary Planning Document “House Extensions”.
26. Members are therefore recommended to refuse this application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** One received, raising the following concerns:

- Loss of light  
*Officer comment – this has been addressed within the amenity section of the report.*
- Concerns that the proposal will be used as a granny flat  
*Officer comment – this is not a material planning consideration.*
- No access to the plans  
*Officer comment – the plans have been made available to access online.*

**Elected Members:-** Cllr. Shafi Patel has requested that the application be heard before Committee, citing that a similar rear extension was approved in 2018.

### **Consultations**

None applicable for this application.

### **Planning History**

05310/19 – Erection of two storey extensions to both sides of the house together with dormer at rear to form second floor – Approved April 2019 – Permission not implemented and now expired.

04636/18 – Erection of ground floor extensions to sides – Approved November 2018 – Permission not implemented and now expired.

03721/18 – Erection of single storey extension to side and rear, together with a second floor roof extension at rear – Approved July 2018 – *[Officer comment: This included a 6 metre long rear extension, however the officer at the time did not consider there to be a main window in the rear of no. 507 and in any event this permission was not implemented and has now expired. Any planning weight to be afforded to this previous approval is therefore limited.]*

00851/17 – Formation of two new vehicular driveway access points and dropped kerbs – Approved July 2017.

72362/05 – Change of use from residential to dental practice – Approved November 2005.

### **Recommendation: Refused**

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

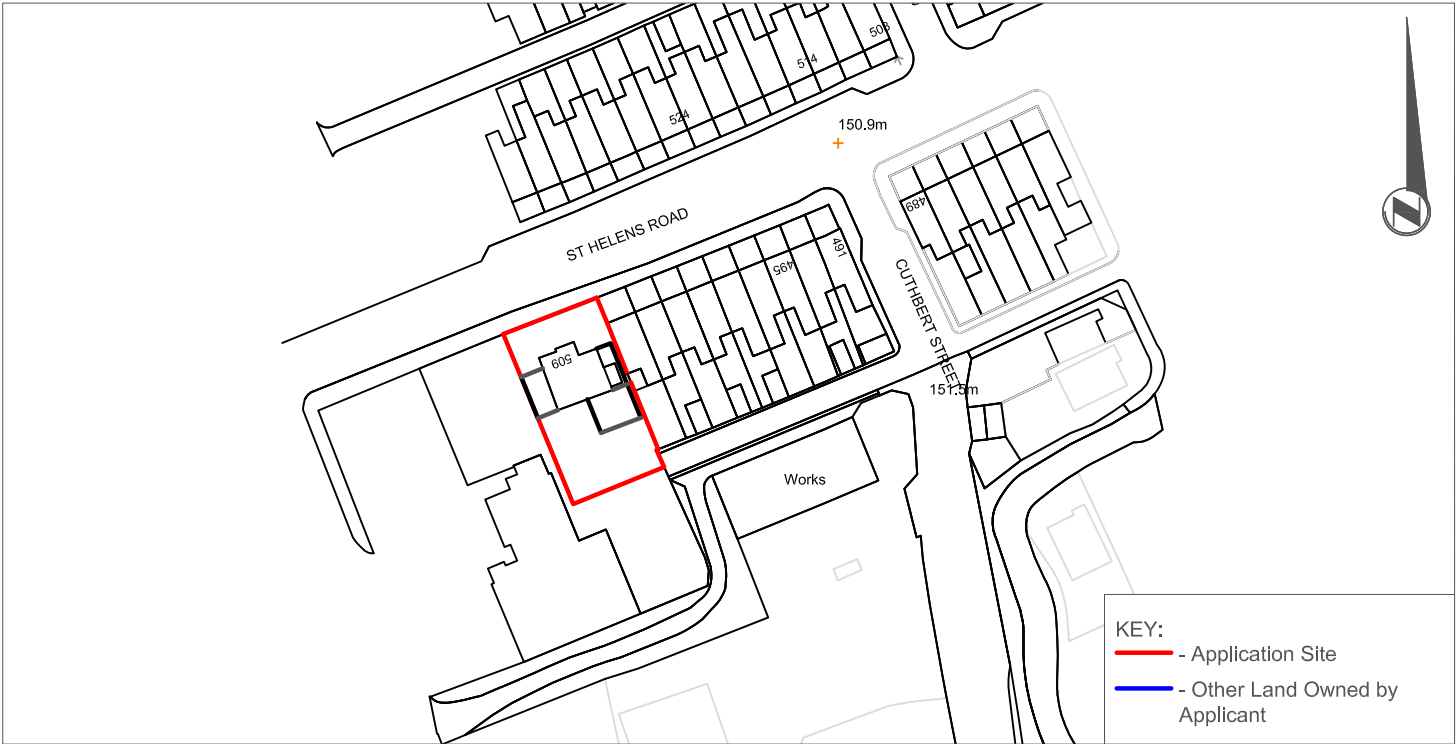
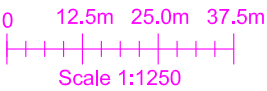
Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 The rear part of the eastern proposed extension would, by virtue of its siting, length and height, impact detrimentally on the outlook and living conditions of neighbouring residents at 507 St Helens Road and is contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".



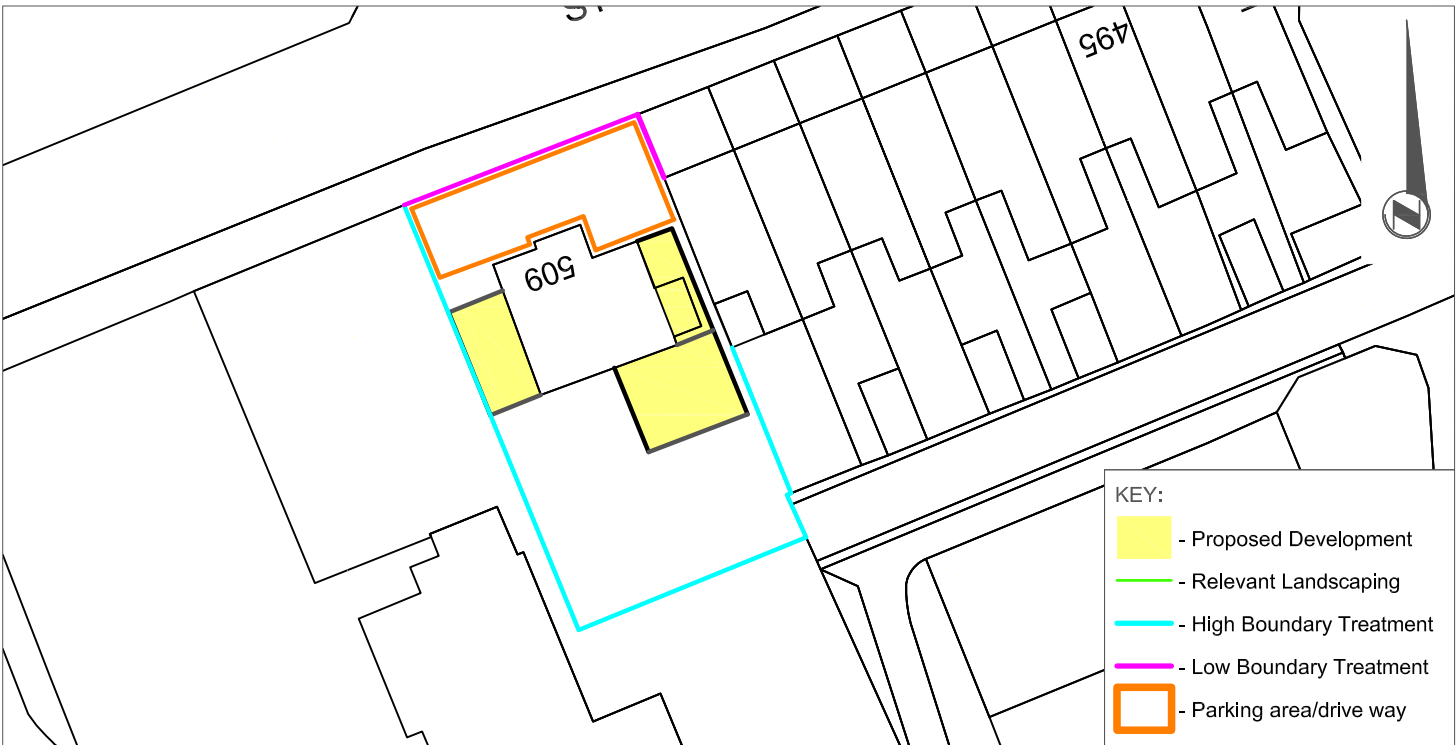
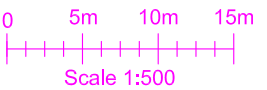
# SITE LOCATION PLAN

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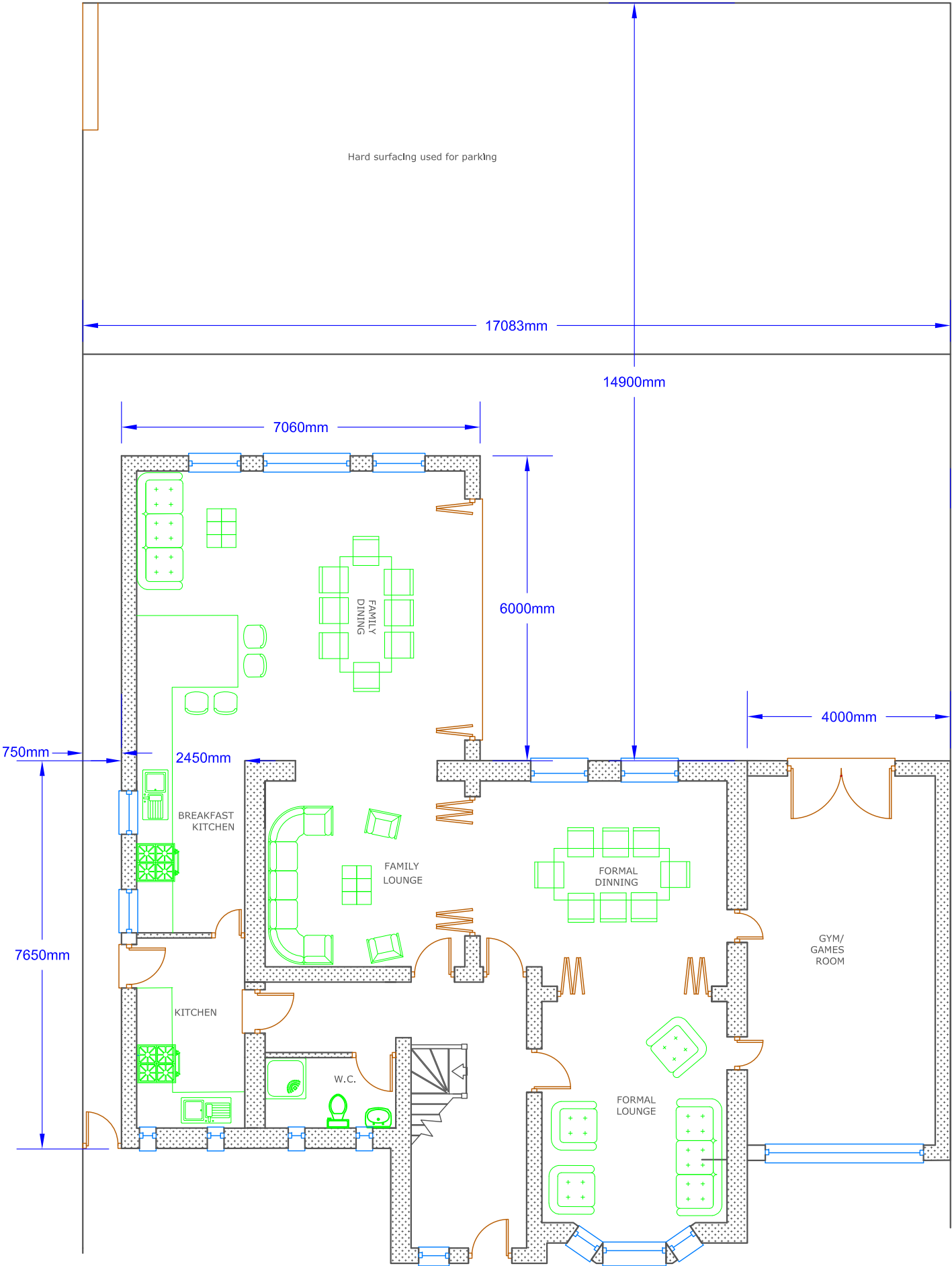
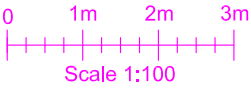
# SITE LAYOUT PLAN (EXISTING)

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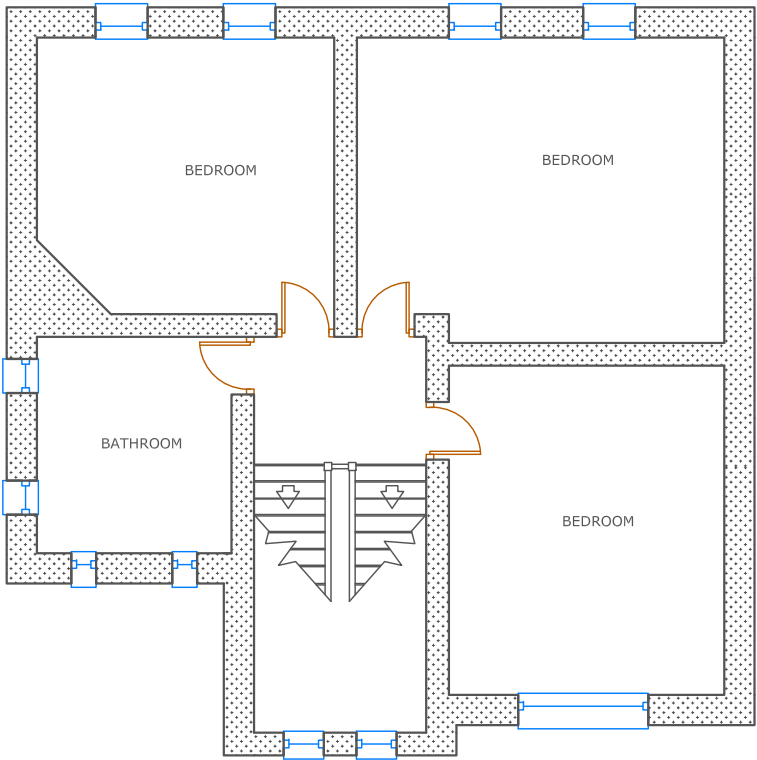
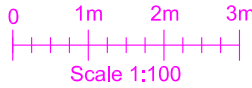


<div><div>PLANNING, HIGHWAYS AND</div><div>azh</div><div>consultancy</div><div>CONSTRUCTION SERVICES</div></div> <div>Yunus Jiva 07552 715009</div>	Client: Mr Yusuf Davda		Project: 509 St Helens Road, Bolton		Page 1 of 6
			Drawing Title: SITE LOCATION AND LAYOUT PLANS		
	<div><div>- Drawing and all contents subject to copyright laws.</div><div>- Drawing to be reviewed as a part of the complete set.</div><div>- All building work subject to Planning Conditions and Building Regulations Approvals.</div><div>- Existing and proposed dimensions and specifications are shown for Planning and Building Regulations approval only. Contractor to check for any errors in the plans prior to appointment and commencement of works and clarify the position with client.</div></div>		Date: 20/07/2018	Project No: P180201D	
		Scales shown: at A4 plot	Drawing Status: PLANNING		

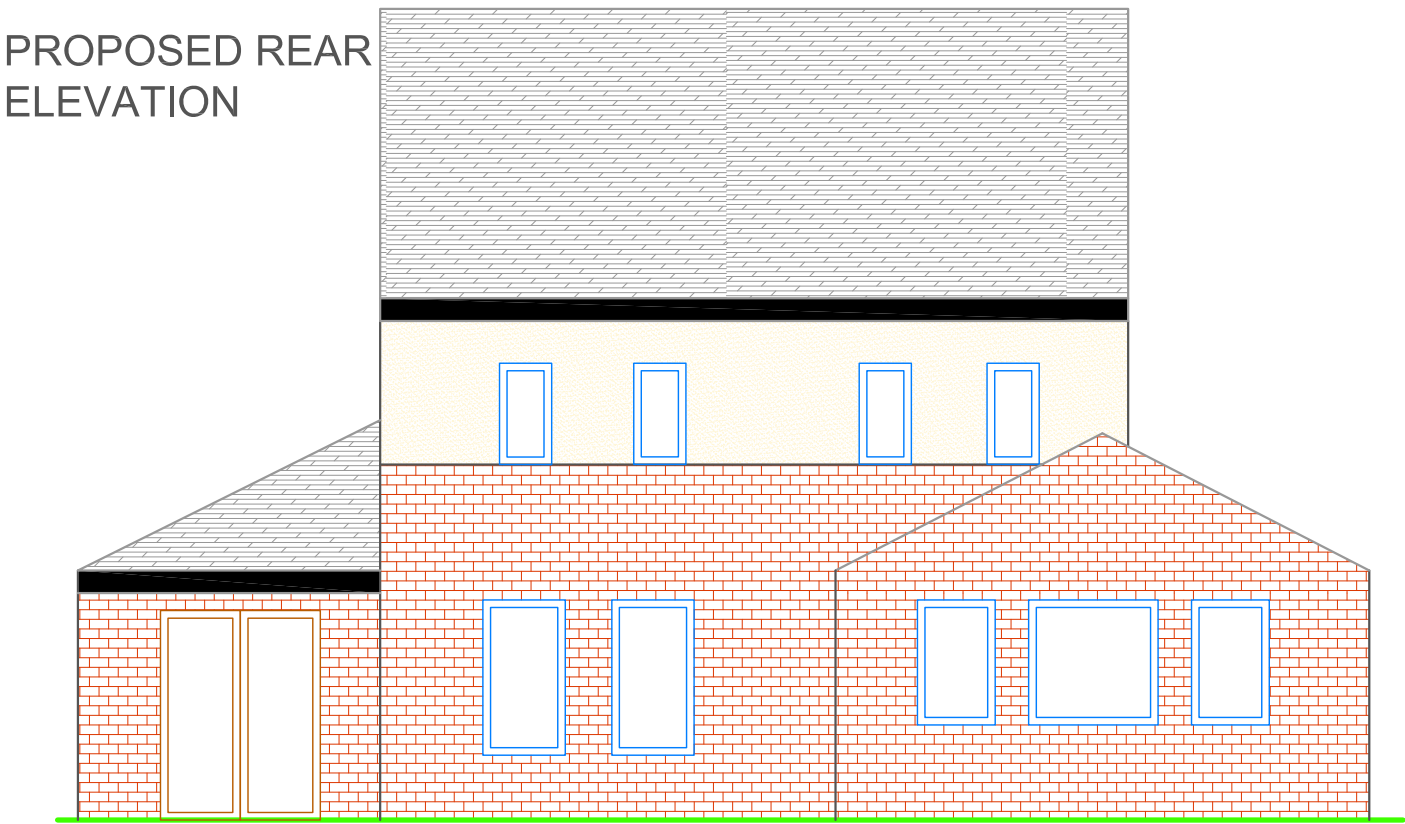
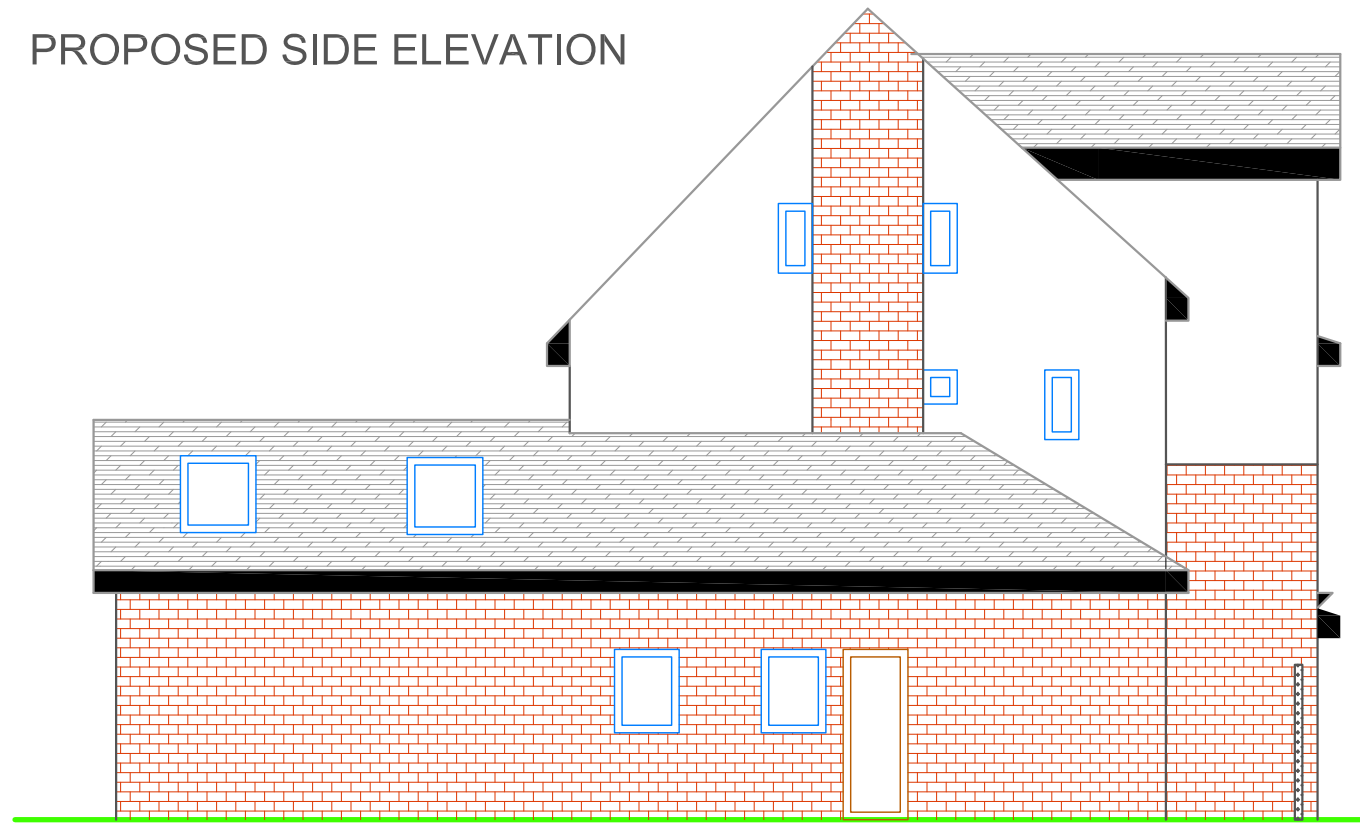
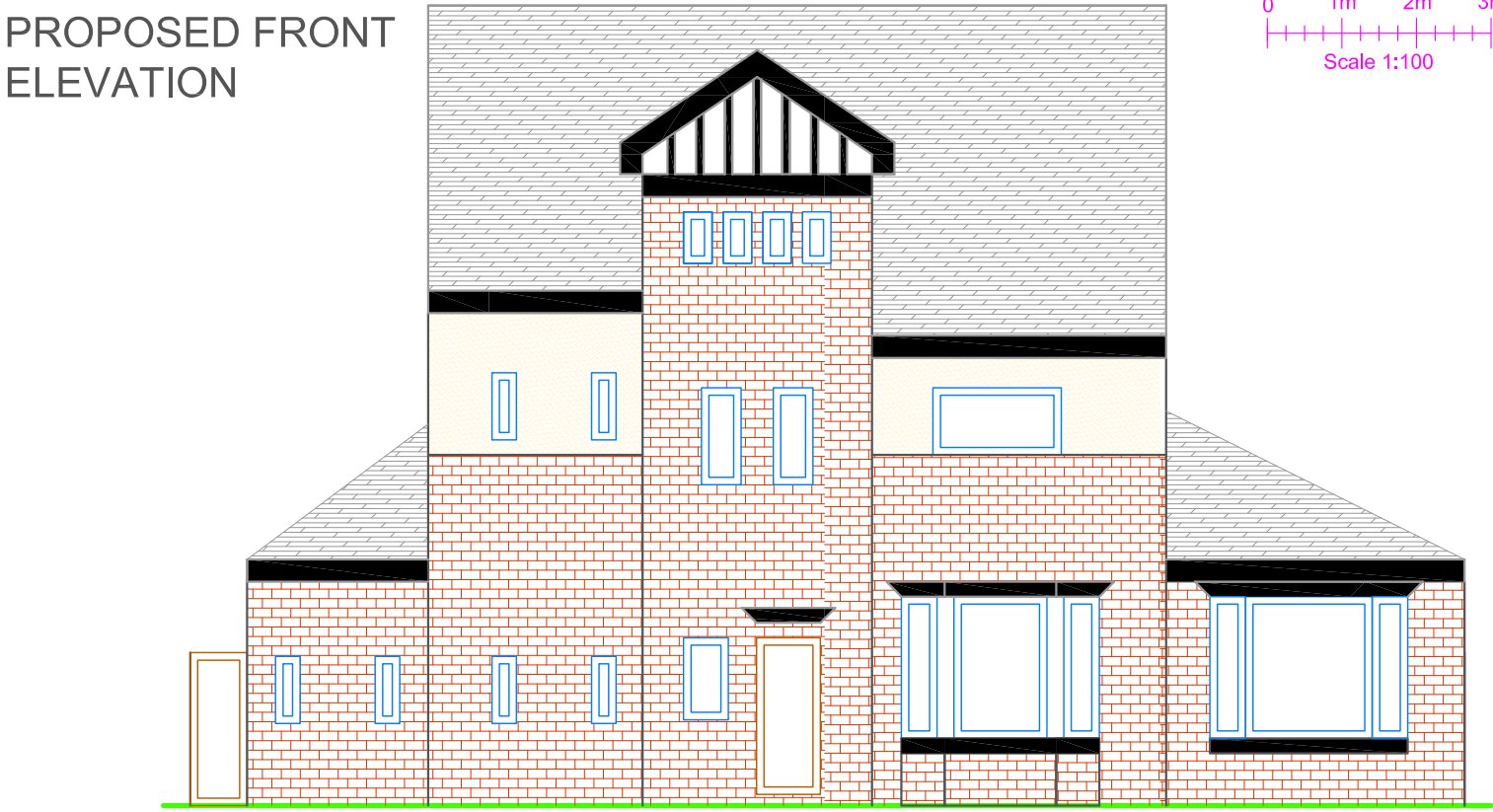
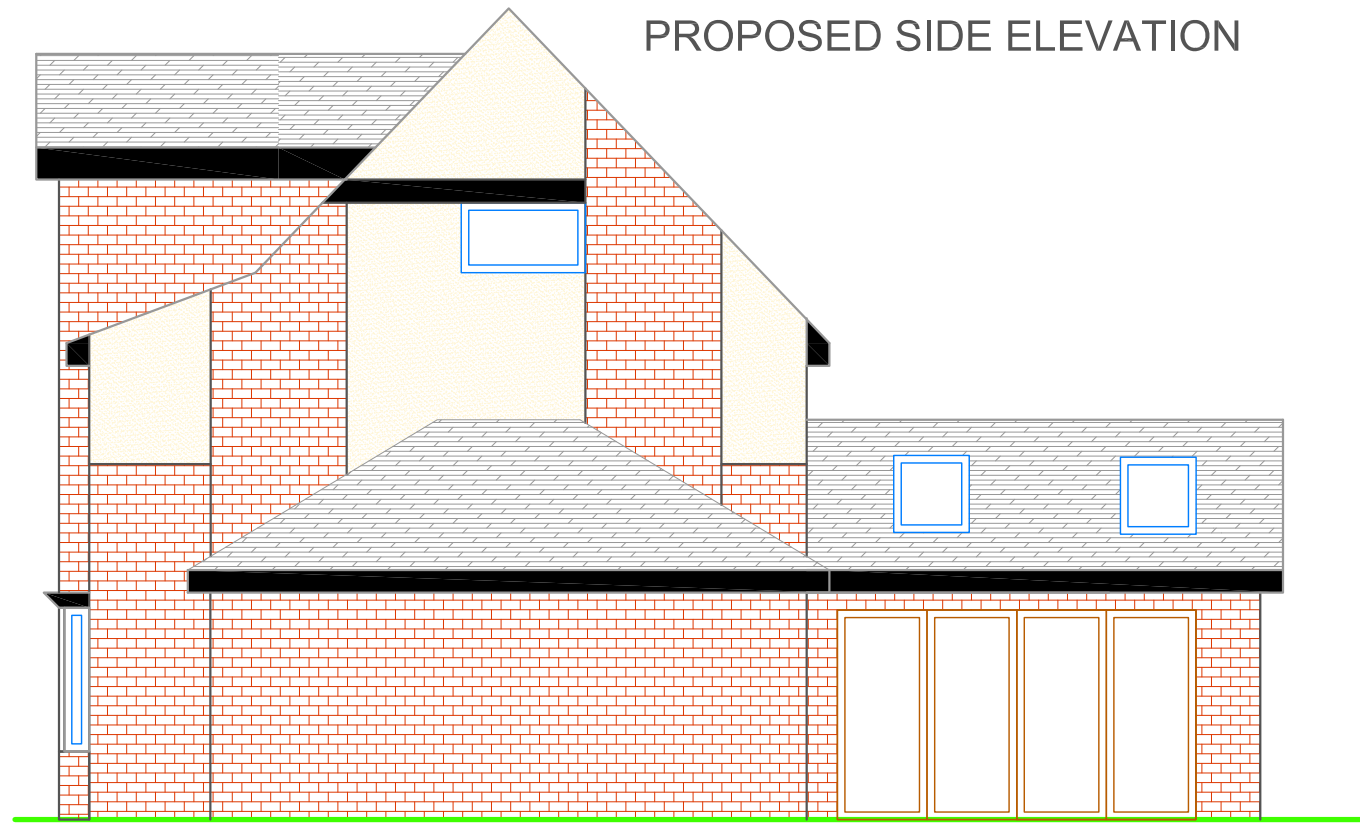
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



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			Drawing Title: PROPOSED FLOOR LAYOUT(S)			
	<div><div>- Drawing and all contents subject to copyright laws.</div><div>- Drawing to be reviewed as a part of the complete set.</div><div>- All building work subject to Planning Conditions and Building Regulations Approvals.</div><div>- Existing and proposed dimensions and specifications are shown for Planning and Building Regulations approval only. Contractor to check for any errors in the plans prior to appointment and commencement of works and clarify the position with client.</div></div>		Date: 20/07/2022	Project No: P180201D		Drawing No: Rev: 05/PL/ D15
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Notes:

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