

**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

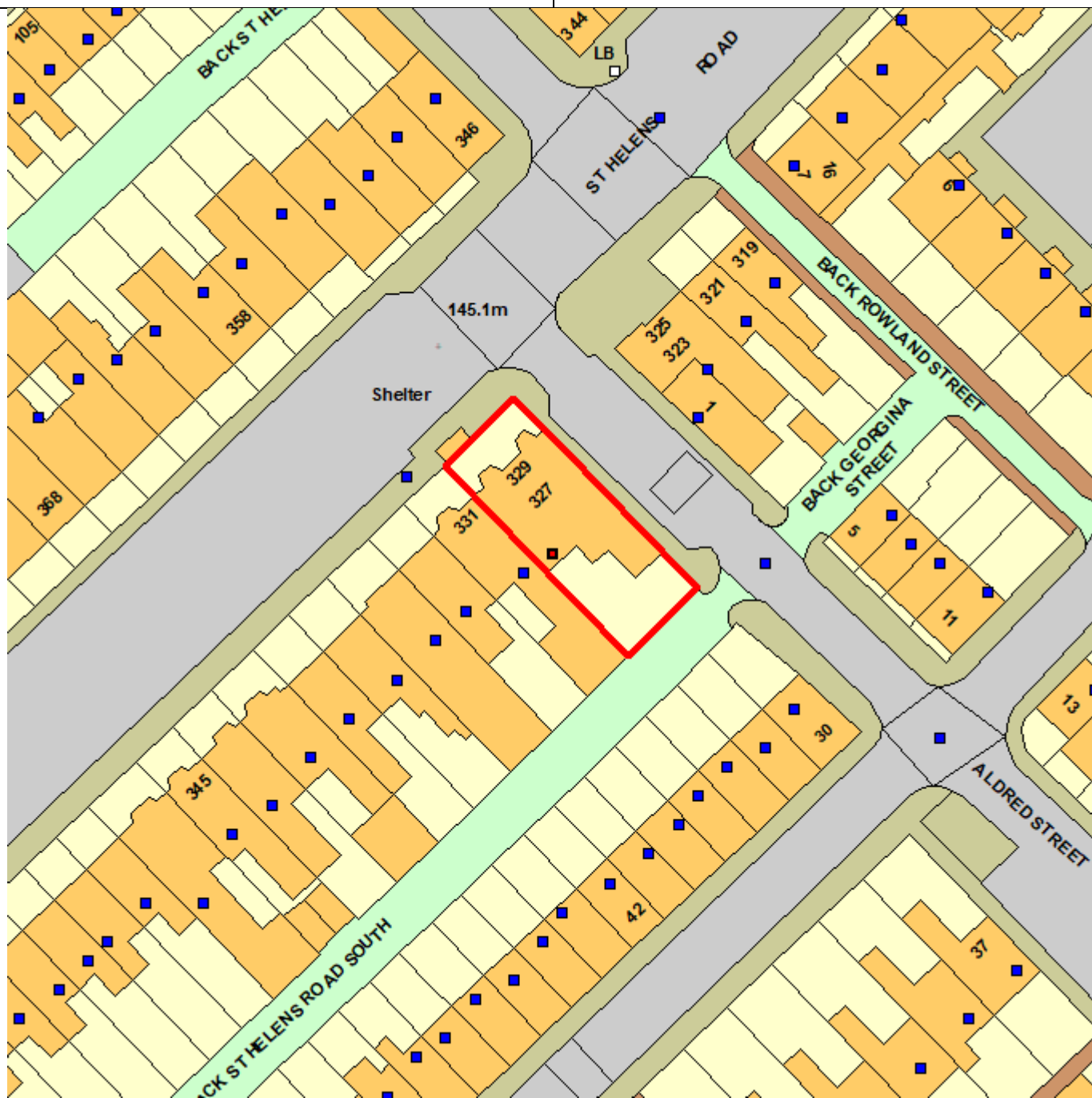
The background documents for this Report are the respective planning application documents which can be found at:-

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

# Application Number 13127/22

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: 13127/22

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

**Full Planning Permission**  
**8 February 2022**  
**22 March 2022**  
**Mubeen Patel**

**Location**

**MASJID-E-NOOR 327-329 ST HELENS ROAD BOLTON BL3 3QD**

**Proposal**

ERECTION OF DORMER TO FORM LOFT CONVERSION, EXTERNAL STAIRCASE AND AMENDMENTS TO PREVIOUSLY APPROVED TWO STOREY REAR EXTENSION AND CAR PARKING ON APPLICATION 79313/08

**Ward**

Hulton

**Applicant:** Mr Mogradia

**Agent:** Mr Anwar

## **OFFICER'S REPORT**

**Recommendation:** Refused

### **Executive summary**

- \* This application is before Members at the request of Councillor Derek Bullock.
- \* One letter of objection has been received.
- \* The application is for the erection of a two storey extension and dormer to the rear and the installation of an external staircase.
- \* For the reasons discussed within this report, officers consider that the proposed dormer and external staircase would be inappropriate in their context, and, by virtue of their positioning, scale, and massing would have a detrimental impact on the character and appearance of the area.
- \* It is considered that the proposed dormer and staircase do not comply with the Council's development plan policies CG3 and OA4 and the General Design Principles SPD, and Members are recommended to refuse the application.

### **Proposal**

1. Permission is sought for the erection of a two storey extension to the rear, erection of a flat roofed dormer on the original rear roofslope and over the proposed two storey extension, and the installation of an external staircase at 327-329 St Helens Road.
2. The two storey extension would infill space between an existing outrigger to the rear of the property and the outrigger at the neighbouring property 331 St Helens Road. The extension would be 5.5 metres wide and have a depth of 5.7 metres. No details of materials and finish have been provided for the two storey extension.
3. The proposed dormer would be 7 metres wide, have a depth of 7.7 metres, and would be 2 metres tall in line with the ridge of the original roof, and would consist of a flat roof design. The materials proposed for the front and cheeks of the dormer are grey tiles.

4. The external staircase would be positioned off the existing outrigger to the rear on the south western gable elevation, adjacent to the highway of Aldred Street. This would provide unhindered access to the first floor. New windows and a door opening would also be inserted on this elevation of the outrigger.
5. Internally, the ground floor would be of open plan consisting of the prayer hall and washing facilities. The first floor would provide four classrooms, whilst the roofspace would include a meeting room and an office.
6. The number of car parking spaces to the rear would be retained at three. Bins would also be positioned in this area.
7. The submitted planning submission states that the use of the building will not change and the Trusts (The Bolton Community Educational Trust) same faith-based services for the community will continue as approved in 2008 (Ref 79313/08). The quality of education, services and facilities will improve as a result of the proposed layout.

### **Site Characteristics**

8. The application property relates to Masjid-E-Noor, a community education centre. This learning and resource centre including prayer room has been in use for around 15 years.
9. The building was formerly a police station and fronts onto St Helens Road and is located at the junction of Aldred Street and St Helens Road. The police station was at this site since 1869 and has a number of architectural features, stemming from the use of materials through to the design of the windows. The police station was a district base and closed in 2004.
10. Parking space for three vehicles is available to the rear, whilst a secure rear yard is also found at the rear. Properties on Georgina Street back onto the building, whilst residential premises can be found along this stretch of St Helens Road. On the corner of Aldred Street and St Helens Road there is a convenience store, whilst a bus stop is sited to the front serving routes in and out of the town centre.
11. The area is predominantly residential consisting of terrace rows. A Salvation Army centre is sited further along Aldred Street.

### **Policy**

12. Core Strategy: Core Strategy Policies: A1 Achieving Bolton, CG3 The Built Environment, CG4 Compatible Uses, P5 Accessibility and Transport, SC2 Cultural and Community Provision, OA4 West Bolton.
13. SPDs General Design Principles and House Extensions  
National Planning Policy Framework (NPPF).

### **Analysis**

14. 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.
15. The main impacts of the proposal are:

- \* impact on character and appearance
- \* impact on living conditions
- \* impact on highway safety

#### Impact on Character and Appearance

16. Core Strategy policy CG3 seeks to ensure that development proposals display innovative, sustainable designs that contribute to good urban design, conserve and enhance local distinctiveness and have regard to the overall built character and landscape quality of the area. Policy OA4 specifically concerns development in West Bolton and states that the Council will conserve and enhance the character of the existing physical environment and ensure that development has particular regard to the overall density, plot sizes, massing and materials of the surroundings – these features should be retained where possible.
17. The proposal is for extensions to the rear of 327-329 St Helens Road, which is located in an established urban area. The site itself is undesignated in the Council's Development Plan and has an existing established use as an education and prayer facility.
18. In terms of the two storey extension to the rear, this would be a large infill extension and would not project any further forwards than the existing outrigger of the application property and would project 2.4 metres beyond the two storey outrigger at 331 St Helens Road. The windows proposed would be small and consist of stone heads and cills which match the original property. It should be noted that a similar two storey extension was approved under planning ref. 79313/08 (Change of use of former police station to community education/learning and resource centre together with two storey rear extension and laying out of car parking space). However this two storey element was never constructed.
19. Taking the above into consideration, and that a similar extension was approved by the Council in the past and where the surrounding built development has not significantly changed, the proposed two storey element is considered acceptable.
20. In respect of the design of the dormer, although the rear elevation is less prominent, the dormer would still be in view from the rear elevation and yard areas of the neighbouring properties along Georgina Street, and also be viewed from parts of Aldred Street when close to the site.
21. The terrace block this sits in and most of the neighbouring terraces remain free from dormers apart from a few small dormers on front roofslopes. The proposed insertion of a large flat roofed dormer would take up a large area of roof space and extend beyond the existing rear roof slope of the neighbouring property and would appear incongruous, prominent and visually intrusive.
22. It is observed that 361 St Helens Road on the next terrace has a large bulky extension to the rear. This does appear to be incongruous and at odds with the character of the area. This application was approved in 2010 and is not one that would be likely to gain approval now. Policies state that proposals should retain or improve the characteristics of an area.
23. The proposed external staircase to the rear of the building and adjacent to the highway of Aldred Street would be in a prominent location. Although this element is considered functional in providing separate access to the upper floor, it has a commercial/ industrial appearance and is prominent in views from nearby dwellings and from side streets where it is seen above the boundary wall. It would be intrusive and incongruous feature due to its design, siting and scale.
24. As such, the dormer extension would be inappropriate in its context and, by virtue of its scale, massing and position when viewed from public vantage points would have a detrimental impact on the character and appearance of the street scene and occupy a disproportionate amount of roof space. The proposed external staircase to the rear of the building and adjacent to the

highway would be an intrusive and incongruous feature. Therefore, the proposed development fails to improve the character and quality of the area.

25. The proposed dormer and external staircase would thereby not be compatible with the area and as such contrary to Policy CG3 of Bolton's Core Strategy, the General Design Principles SPD, and the NPPF.

#### Impact on Living Conditions

26. 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. Although the proposed extensions are not to a residential property, it is nevertheless considered that the guidance within the Council's SPD House Extensions is relevant, as is SPD General Design Principles.
27. Assessing the proposal, the proposed extensions would be used as additional functional space on the upper floors. The two storey extension would project 2.4 metres beyond the existing outrigger at 331 St Helens Road, whilst the position of the dormer would be on the existing roofslope.
28. Given the positioning of the extensions, and that the outrigger at 331 St Helens Road has a secondary window in its south western side elevation at first floor, the proposals are not considered to result in overshadowing, overlooking or have an overbearing impact on any neighbouring occupiers that would be significantly more than existing.
29. Taking the above into consideration, the proposed extensions would be in accordance with Policy CG4 of the Core Strategy.

#### Impact on Highway Safety

30. A robust Transport Statement (TS) has been provided as part of this proposal. According to the TS the proposal would cater for improvements to the layout of the existing building, and the number of people that would use the facility would be capped at 50, which is a condition as part of the original approval for the change of use of the building from a police station to community use (79313/08). On this basis the level of traffic/parking demand associated with the proposal would be comparable to existing.
31. The TS reiterated the operation of the facility during a typical Friday prayer period and Madrassa use, and the premises' accessibility to sustainable modes of transportation and the surrounding residential catchment areas and demographic. Highways Engineers have been consulted and state that the existing parking provision of three spaces would be accommodated with minimal additional detriment/severity to residential amenity at that location.
32. Given the submitted information, and that the use of the facility will be capped to historical consented numbers, it is considered there would be no severe impact on highways and pedestrian safety.
33. Highways have assessed the TS and have raised no reasonable objections to the proposal subject to condition of the facility being capped at 50 persons.
34. It is therefore considered that the proposal accords with Policy P5 and S1 of the Core Strategy and the guidance within the NPPF.

#### **Conclusion**

35. It is concluded that the proposed two storey extension would be considered acceptable.

36. However, the dormer extension and external staircase are considered inappropriate in their context. The dormer by virtue of its scale, massing and position when viewed from public vantage points would have a detrimental impact on the character and appearance of the area. The external staircase to the rear and adjacent to the highway would be an intrusive and incongruous feature in this location. Therefore, both these elements fail to improve the character and quality of the area and would be contrary to policies CG3 and OA4 of the Core Strategy.
37. Members are therefore recommended to refuse this application.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** Surrounding neighbouring properties (18 in total) were notified by letter. The Council has received 1 letter of objection. An officer response is provided where the objection reason has not been covered in the Analysis Section of the report;

The letter of objection states;

- \* Constant cars parked all over the streets
- \* Cause high pollution levels
- \* Really bad on Fridays with parking
- \* Cars coming and going day and night
- \* They have lights up which shine into properties and homes - Officer response – *This is not a material planning consideration of this application.*
- \* Not suitable for the area.

**Elected Members:-** Councillor Derek Bullock supports the proposal and has asked for the application to be heard at Committee, reason(s) given are;  
The proposal would be in keeping with surrounding development and being similar to a development nearby.

### **Consultations**

Highways, Coal Authority (no objections).

### **Planning History**

32780/88 - Siting of a portacabin in rear yard with an access link to the police station – Approved

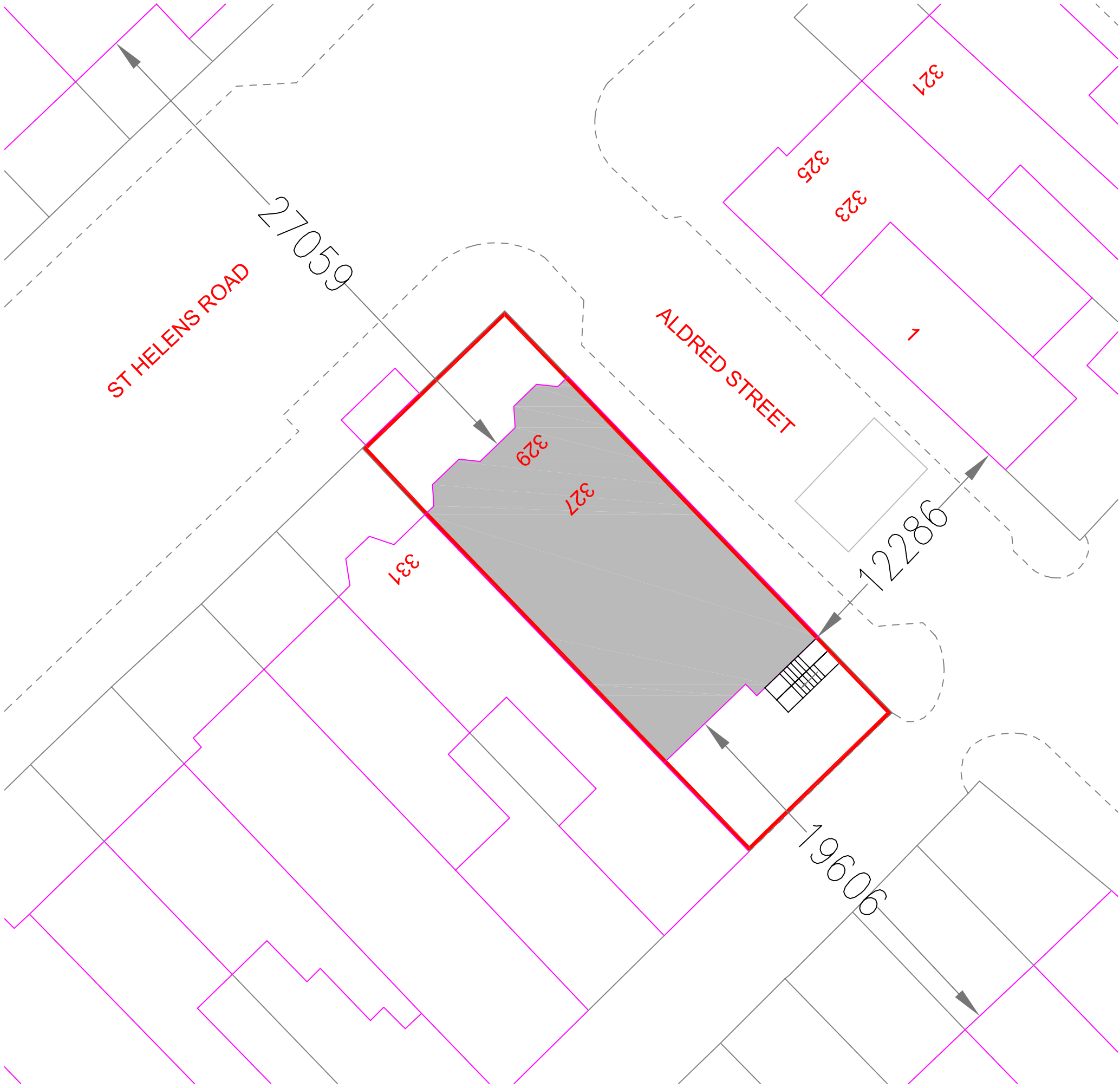
79313/08 - Change of use of former police station to community education/learning and resource centre together with two storey rear extension and laying out of car parking space – Approved.

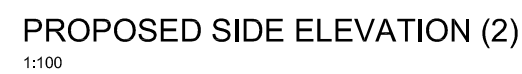
### **Recommendation: Refused**

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

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

- 1 The proposed flat roof dormer, by virtue of its scale, massing and position, would appear incongruous, disproportionate, prominent and visually intrusive and would have a detrimental impact on the character and appearance of the street scene, contrary to Policies CG3 and OA4 of Bolton's Core Strategy and Supplementary Planning Document "General Design Principles".
- 2 The proposed external staircase would have a commercial/industrial appearance and would be in prominent views adjacent to the highway of Aldred Street, and from nearby dwellings and from side streets where it would be seen above the boundary wall. It would be an intrusive and incongruous feature due to its design, siting and scale, contrary to Policies CG3 and OA4 of Bolton's Core Strategy and Supplementary Planning Document "General Design Principles".



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

The whole of the works to comply with Planning Approval & Conditions and current Building Regulations. No work to commence without Planning & Building Regulations approval.

The client must ensure the project complies with the Construction Design and Management Regulations 2015

The Client should ensure consent from any landowner or interested party is obtained, as well as compliance with Party Wall Act 1996

## Notes

RAD

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**Project**

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329 ST HELENS ROAD  
BOLTON  
BL3 3QD**

## EXISTING & PROPOSED PLANS

Client

MR A MOGRADIA

Drawn RA

Date FEBRUARY 2022

Scale 1:100 @ A1 / 1:200 @ A3

Drawing Number	RAD/2210/22/1
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