

Application Number 14773/22

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:

Application Reference: 14773/22

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

Full Planning Permission
7 October 2022
18 November 2022
Jackie Whelan
John Dupre

Location

529 DARWEN ROAD BROMLEY CROSS BOLTON BL7 9EB

Proposal

CONVERSION OF ATTIC TO INCLUDE THE
CONSTRUCTION OF DORMER AT REAR

Ward

Bromley Cross

Applicant: Mr Rollinson

Agent: Mr C Jackson

OFFICER'S REPORT

Recommendation: Refused

Site Characteristics

Property type: Stone built mid terraced property within the Dunsar Conservation Area, There are views to the rear from open land.

Proposal: is for a dormer in rear roof extending full depth and height of the existing roof.

Policy

National Planning Policy Framework (NPPF)
CG3 The Built Environment;. OA5 North Bolton.

SPD House Extensions
SPD General Design Principles
Dunsar Conservation Area Appraisal.

Analysis

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

Polices CG3, OA5, of the Core Strategy, SPD House Extensions

Unacceptable because:

The proposed dormer extends the whole width of the roof and projects just above the ridge which would be visible from open land and footpaths to the rear. It would present a large bulky and boxy addition to the roof which would appear incongruous and over dominant and detract from the modest character of the dwelling. There are no other dormers in the terrace. There are some smaller pitched roof dormers on an adjacent building, but these are more subservient. By virtue of its size and bulk the proposed dormer would not be compatible with the townscape and the character of the area contrary to Policy CG3.

House extensions SPD also requires in design terms the scale of a proposed dormer should always be a subordinate feature within the roof plane and window(s) should line up with the windows in the existing building below. The proposal would conflict with this guidance.

The Dunsar Conservation area is characterised by stone built nineteenth and twentieth century properties with some earlier farm buildings forming the core of the area. The Conservation Appraisal for Dunsar describes the area:

' The pattern of development within the Conservation Area varies from the tightly built up 19th Century terraces fronting Blackburn Road and Dunscar Square to the large detached Dunscar House, set in its own grounds The remainder of the area consists of loosely arranged groups of houses with gardens containing trees and shrubs. There are open fields to the south of Dunscar and to the north and west, wooded areas slope steeply down to a brook and grazing land. The trees and open spaces make a vital contribution to the character of Dunscar Fold as they provide a setting for the buildings and emphasise the settlement's rural origins.

By virtue of its size and bulk the dormer would be dominant incongruous feature in the roof which would be visible from open spaces mentioned in the Appraisal for the Dunscar conservation area, it is thereby considered to have a detrimental impact on the historic character of the conservation area and fail to conserve its special character contrary to Policy CG3:4. The harm to significance would be less than substantial but which is not outweighed by public benefits as set out in Paragraph 202 of the NPPF.

Impact on the Amenity of Neighbouring Residents

Policy CG4 of the Core Strategy and SPD House Extensions

No impact

Impact on Parking

Policy P5 of the Core Strategy and SPD House Extensions

None

Impact on Trees

Policies CG1.1 and CG1.2 of the Core Strategy

None

Impact on the Purposes and Openness of the Green Belt

Policy CG7AP of the Allocations Plan

None

Impact on Other Protected Open Land

Policies CG6AP, CG7AP of the Allocations Plan

None

Impact on Public Rights of Way

Policy P8AP of the Allocations Plan

None

Representation and Consultation Annex

Representations

Letters:- None received

Petitions:- None received

Town Council:-

Elected Members:- None

Consultations

N/A

Planning History

75286/06 Application withdrawn for the change of use from dwelling to chiropody practice to ground floor with flat over.

Recommendation: Refused

Recommended Conditions and/or Reasons

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

- 1 The proposed development by virtue of its size, and design will have a detrimental effect on the character and appearance of the Dunscar Conservation Area and is contrary to Policy CG3 of Bolton's Core Strategy and Supplementary Planning Document 'General Design Principles'.