

Ward: Whitefield + Unsworth - Unsworth

Item 04

Applicant: Mr Adrian Goldstone

Location: 23 Hillsborough Drive, Bury, BL9 8LE

Proposal: Change of house type to include rear dormer extension

Application Ref: 66928/Full

Target Date: 24/06/2021

Recommendation: Approve with Conditions

Description

The site is a corner plot on a residential estate where works have commenced on a new dwelling approved under planning consent 64741, which was approved by the Planning Control Committee in December 2019.

The demolished building was a bungalow and the end one in a row of similar bungalows. The garden extends to the side and rear and is fenced with planting to the outside of the fencing along the side boundary. The rear garden borders an electricity sub station and part of the rear boundary with 2 Leeds Close, a two storey detached house with a single storey extension at the rear. A small section also borders the corner of the rear garden to 4 Leeds Close.

The neighbouring property to the side is No.25 a bungalow which is slightly lower in levels, which has an integral garage at the front located closest to the boundary. Opposite, to the front across the road, are two storey detached houses and to the side, across the street 21 Hillsborough Drive is a detached bungalow.

This application seeks to amend a part of the approved design. The proposal would follow the footprint and height of the previously approved dwelling. The change involves the addition of a 3m wide dormer to the rear roof slope to form a sitting room and the room formerly noted as a store to the first floor at the front, would now be a bedroom.

The amended design would still be a dormer bungalow with eaves to the same height as the original bungalow and the ridge 1.8m higher as already approved. The front roof slope would have two pitched roof dormers each side of a central dormer that would extend to two storey as the entrance and landing. This remains unchanged.

Materials would be white render to the walls and grey roof tiles. The dormers to the front would be clad in weather treated timber or timber effect upvc and the rear ones tile hung to match the roof.

Relevant Planning History

63370 - Raise ridge height of roof/roof extension with dormers at front to existing bungalow to form first floor; Single storey extensions at front and rear; Render to external elevations - AC 09/11/2018

64741 - Demolition of existing dwelling and erection of replacement dwelling - AC 18/12/2019.

Publicity

13 notification letters were sent on 12/05/21 to addresses at 10-18, 21, 25 & 27 Hillsborough Drive and 1-4 Leeds Close. Responses have been received from 3 addresses at 1 Leeds Close and 21 & 27 Hillsborough Drive their comments in summary are:-

- Building work has been undertaken in an amateur fashion and at a snail's pace so residents have had to endure an eyesore for 2 years.
- Large picture window will invade privacy at rear of 27 Hillsborough Drive
- Overlooking to residents at rear of site. A sitting room is likely to be used more frequently and as a result privacy of those at the rear will be compromised.

The objectors have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN7	Pollution Control
HT2/4	Car Parking and New Development
EN7/5	Waste Water Management
EN7/3	Water Pollution
EN5/1	New Development and Flood Risk
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

Policies and principle - UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The principle of residential development was established with the grant of planning permission in December 2019. The proposed development is therefore considered to be acceptable in principle and complies with the NPPF and UDP Policies H2/1 and H2/2.

Visual amenity and design - As previously reported, this section of the road including the site consists of 7 bungalows of the same type. No.35 at the opposite end of the row, has been extended to a full height two storey dwelling with a dormer to the side, which was allowed on appeal. As such, the row already has variations in heights and styles.

The area contains a mix of house types and styles. Whilst the proposal would see a dormer bungalow higher than the adjacent bungalow, seen in connection with the surrounding properties including the extended bungalow at the end of the row, it is not considered that it would appear as an intrusive feature in the street, rather a 'bookend'. Whilst the roof would be higher than it was formerly, the approval of the bulk of this development was considered previously and it was considered and approved with the view that the property would still retain the appearance of a dormer bungalow. There would be a gap to the side boundary of 2.7m which would provide sufficient distance from the new

side wall to the public footpath so that that the development would not appear overbearing.

The proposal would be as previously approved with the only external alteration being the addition of a rear dormer. It would have a pitched roof and be 3m wide with a full glazed window. It not occupy a disproportionate area of the rear roof slope and be centrally located above patio doors to the rear elevation. Given where the dormer would be located, it would be set away from the public street side of the property and would not have a dominant or ready appearance in the street scene. As such this change would not cause any significant concerns in relation to visual amenity or design.

The design and materials would see a change in the appearance from the previous property however the design is not an uncommon one for a domestic dwellings. The dormers to the front would be subservient to the central feature and the proposed frontage would appear balanced. The use of render is not out of character in the area and an increasingly popular domestic finish.

Highways

The development proposes 2 parking spaces located to the existing front drive and would be as previously approved. SPD11 - Parking Standards requires a maximum of a 3 spaces for a 3 bed dwelling (same for a 4 bed dwelling) and 2 spaces can be acceptable for high access areas. The site is located in a relatively high access area and with on street parking running the length of the fairly wide road. In this respect the 2 parking spaces proposed are considered sufficient.

The Traffic Section have raised no concerns subject to a condition for the implementation of the parking arrangements.

Residential amenity

The building would project 1.7m deeper at the front adjacent to No.25 Hillsborough Drive which has a garage door at the front closest to the boundary. Therefore there would be no significant impact on the main front windows to this neighbouring property.

The site is positioned to the north east of the garden to No.25 and the rear elevation of the new dwelling would not extend any further back than the existing property does. The main rear elevation of No.25 is also slightly deeper. As such the increased roof height would not cause any significant loss of light or overshadowing to the rear garden of No.25.

The additional dormer as part of this proposal would be to a habitable room. It would be set 1.6m in from the boundary with No.25 to the side and the window would face directly down the site garden. There would be in excess of 7m to the rear boundary and the properties at the rear would be over 20m away and therefore policy compliant and not cause undue impact upon privacy.

No.21 Hillsborough Drive is located to the side across the street and a bungalow with the closest section 17m away and blank wall. The proposed side gable wall of the building would have a secondary bedroom window to the top. An advisory is added that this will not be treated as a main habitable room window should this neighbouring property look to extend.

The properties opposite to the front are over 20m away. The separation distances would comply with SPD6 aspect standards.

Given the increase in the size of the proposed dwelling over the original bungalow and its proximity to adjacent properties, as with the previously approval, it is recommended that permitted development rights are removed in order to control any further extensions or alterations on the property.

There would then be no serious impact on the amenity of any adjacent neighbouring properties and the proposed development complies with UDP Policies H2/1, H2/2 and

SPD6.

Response to neighbour objections - Works commenced on site under approval 64741. There is no statutory period for completion under the planning regulations. The proposed additional dormer complies with SPD6 aspect standards which sets out separation distances in order to maintain adequate levels of privacy. No.27 is located to the south west and next door but one therefore the proposed dormer would not have a directly facing relationship.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

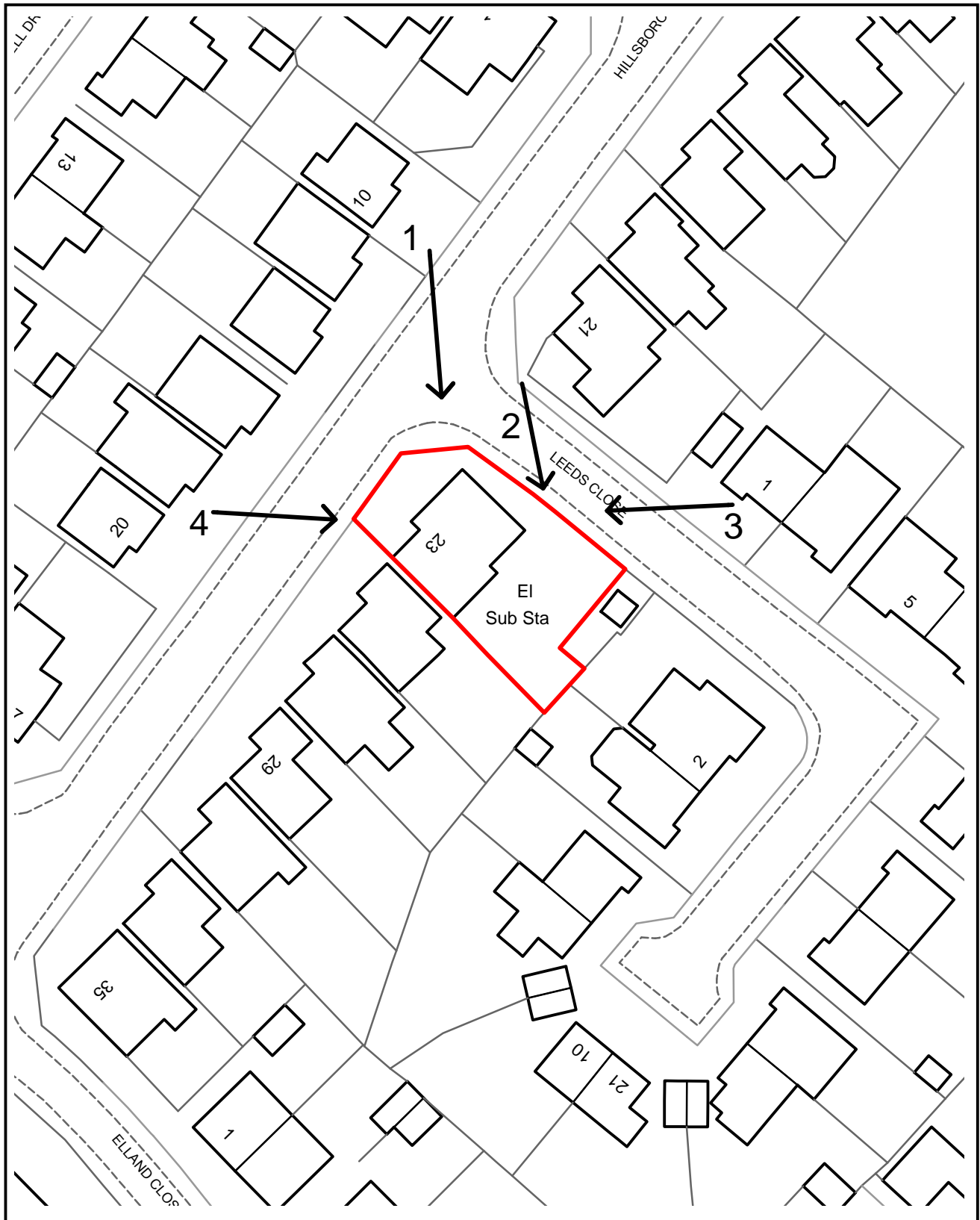
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered ZT18-196-00, ZT18-196-01, ZT18-196-02 Revision A, ZT18-196-03 Revision E, ZT18-196-07 Revision A, ZT18-196-08 Revision C and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The car parking arrangements indicated on approved plan reference ZT18-196-03 Revision E, incorporating the retention of the existing dropped crossing, provision of a driveway to the dimensions indicated, in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, fencing to prohibit the use of the existing informal parking area adjacent to Leeds Close and all associated footway remedial works abutting the site required as a result of the construction of the proposed development and statutory undertakers connections to the dwelling, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling and driveway hereby approved being occupied/brought into use.
Reason. To allow adequate space to maintain vehicles clear of the highway in the interests of highway safety and to maintain the integrity of the adopted highway pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
4. The development shall be carried out in accordance with the 'Construction Traffic Management Plan' (CTMP), approved under condition 6 of permission 64741 and shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the storage of demolition/construction materials.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway

safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

5. The development shall be carried out in accordance with the surface water drainage proposals approved under condition 7 of permission 64741. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
6. Foul and surface water shall be drained on separate systems.
Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66928

**ADDRESS: 23 Hillsborough Drive
Bury**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

66928

Photo 1



Photo 2



66928

Photo 3



Photo 4





01

Proposed Site Plan

Scale 1:500

Notes

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Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to the architect before proceeding.

All levels to be checked on site

All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked before ordering



SURVEY ORIENTATED TO MAGNETIC NORTH

ID	Trees Retained	28.10.19	ZT	
C	External Landscaping updated	09.10.19	ZT	
B	Dormer added to Bathroom	02.10.19	ZT	
A	Pavement dimensions added	25.10.18	ZT	
Rev	Description	Date	By	Chk

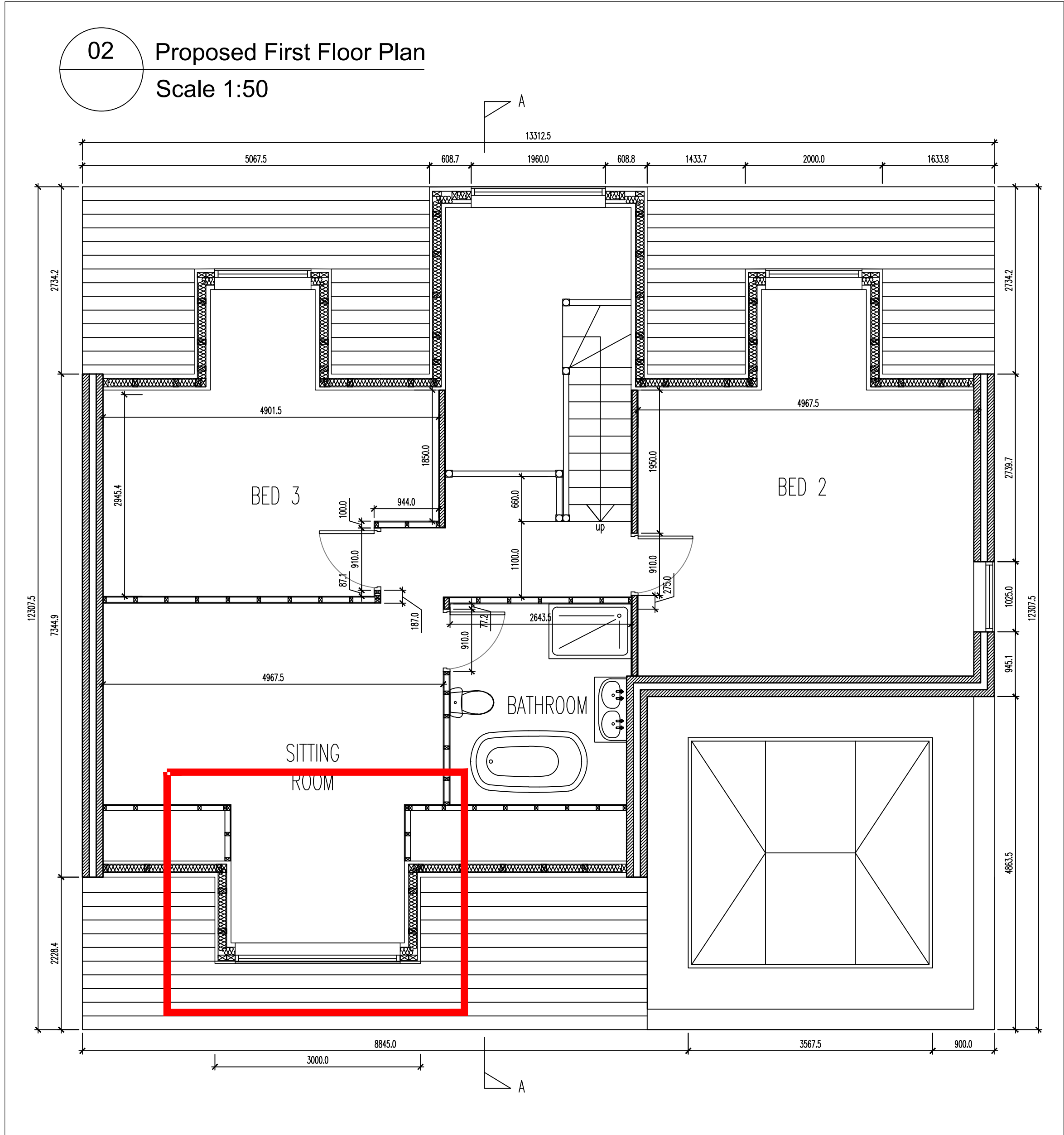
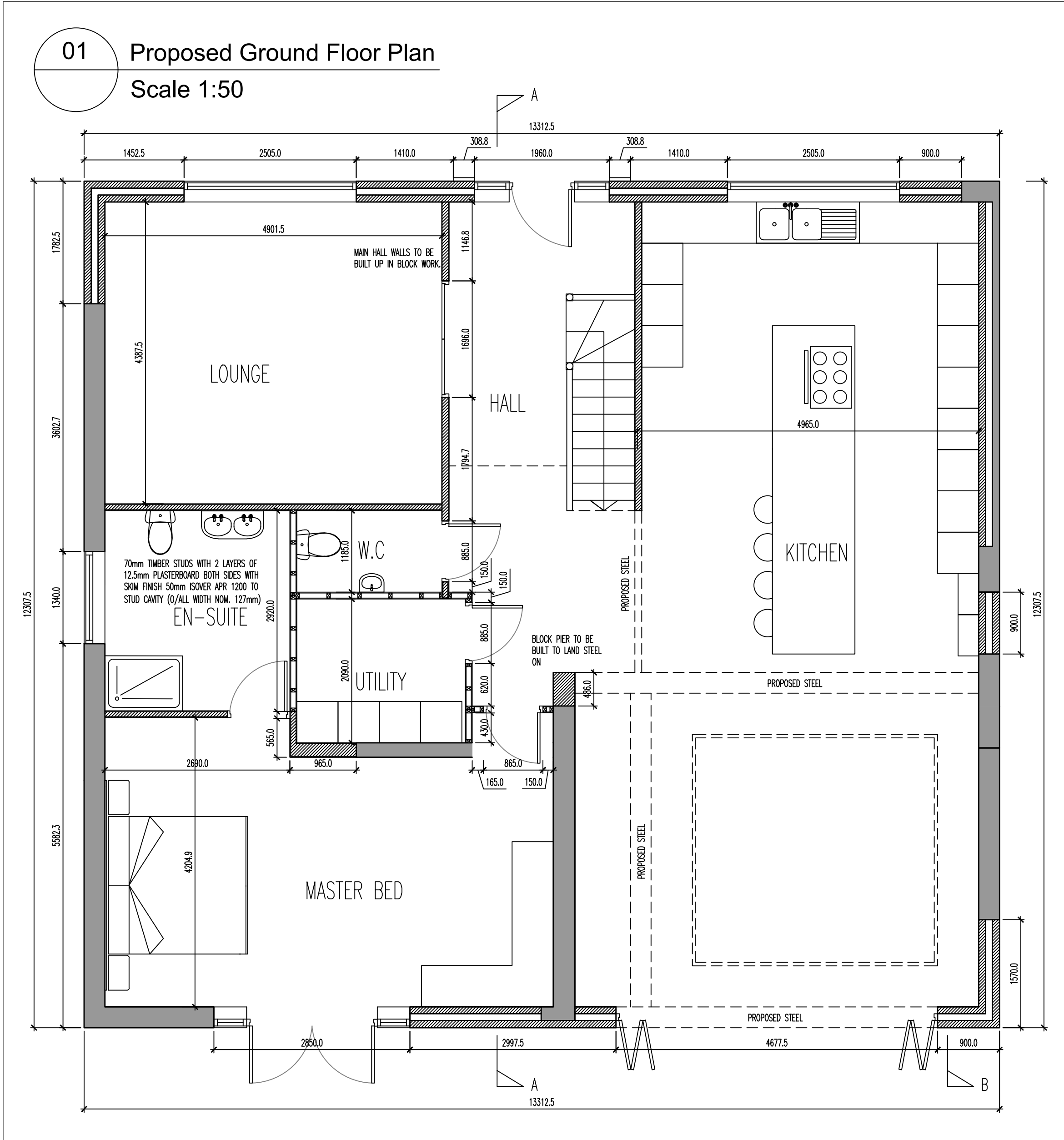
Status		Purpose for Issue	
Planning	<input type="checkbox"/>	Tender	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>
PLANNING			

Client
Mr & Mrs Goldstone

Contract
Proposed Extension and Dormer Works

Drawing
Proposed Site Plan

Drawing No.	ZT18-196-03	Revision	D
Scales	1:500 @ A3	Date	Oct '18
Drawn	ZTT	Checked	



EXTERNAL WALL
THERE WILL BE MINIMUM OF 2 COURSES OF BRICK TO UPC LEVEL. THE REST OF THE EXTERNAL FACADE IS TO BE WHITE RENDER.

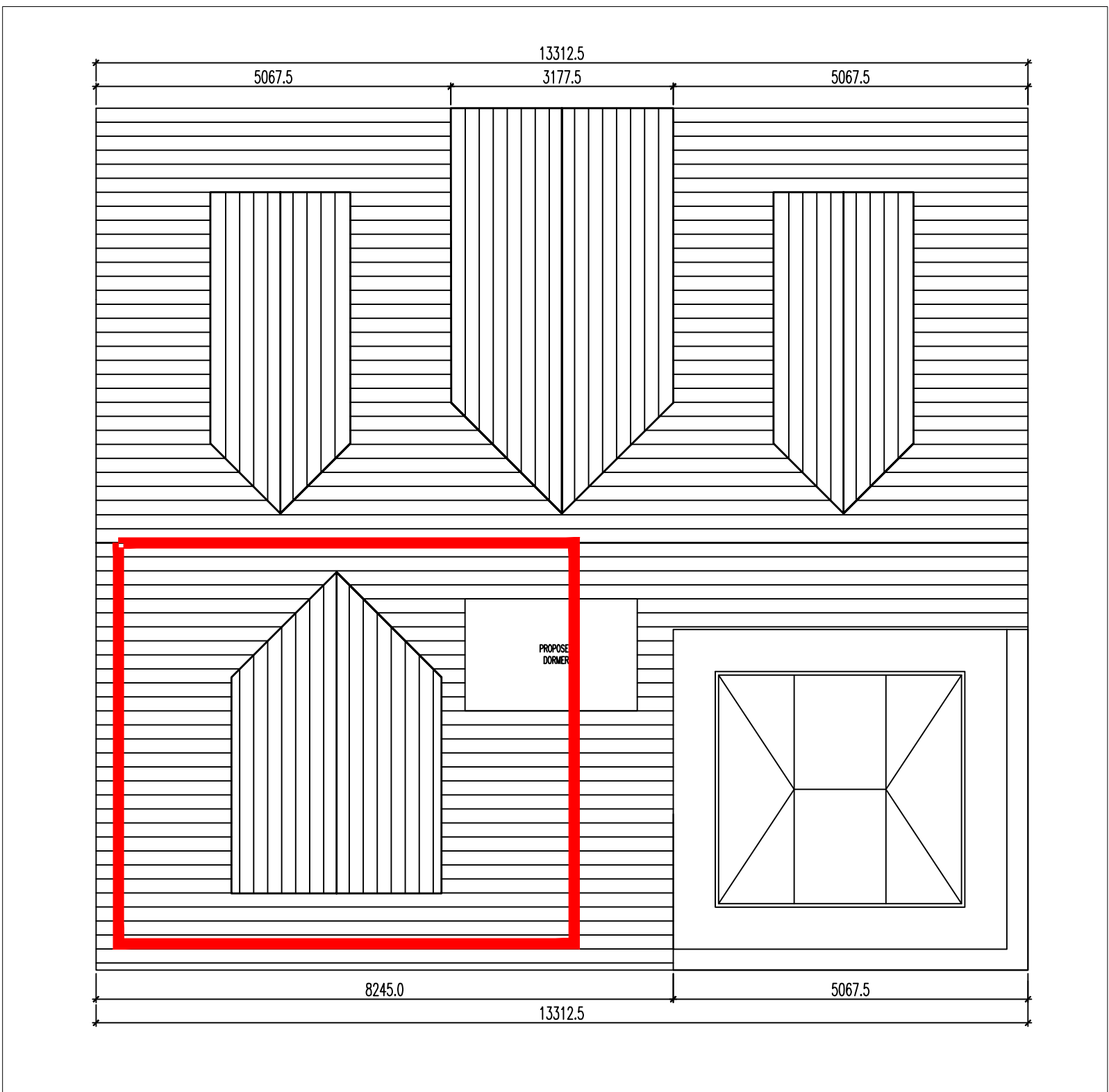
ROOF TILE
THE PROPOSED ROOF TILE SHALL BE GREY TO MATCH EXISTING - DUE TO THE NEW ROOF DESIGN ALL PROPOSED WILL BE NEW.

DORMERS
THE PROPOSED DORMERS WILL BE CLAD IN A WEATHER TREATED TIMBER OR TIMBER EFFECT UPVC. REAR DORMERS TO BE SIDE HUNG TILES TO MATCH MAIN ROOF.

WINDOWS AND DOORS
ALL EXISTING WINDOWS ARE TO BE REPLACED WITH GREY FRAMES - ALL NEW WINDOWS TO HAVE GREY FRAMES.

RAIN WATER UPVC
ALL RAIN WATER UPVC WILL BE BLACK.

UPVC FACIA
PROPOSED UPVC FACIA TO BE ASH BLACK



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Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

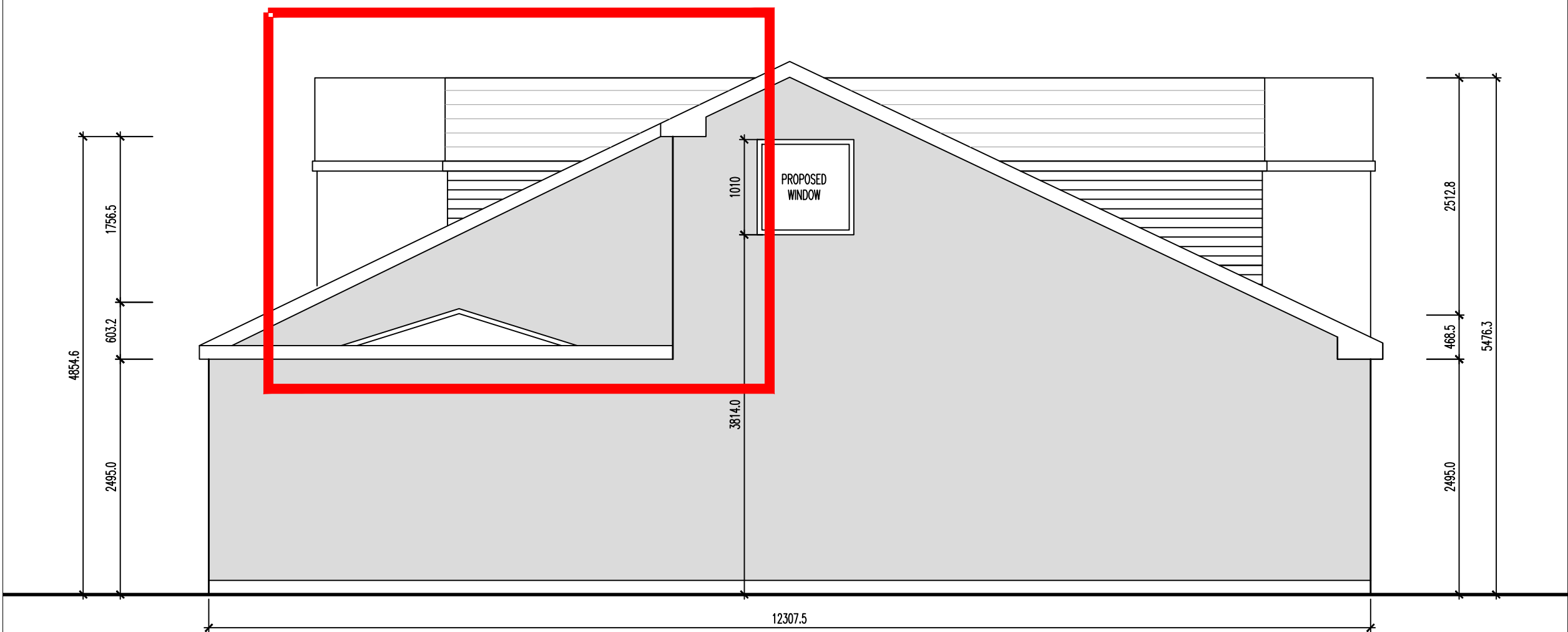
All relevant boundary positions are to be checked prior to proceeding

Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	<input type="checkbox"/>	Tender	<input type="checkbox"/>	
Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>	
Client				
Mr & Mrs Goldstone				
Contract				
Proposed Bungalow Refurbishment				
Drawing				
Proposed Floor Plans				
Drawing No. ZT18-196-07		Revision	A	
Scales	1:50	Date	Nov '18	
Drawn	ZTT	Checked		

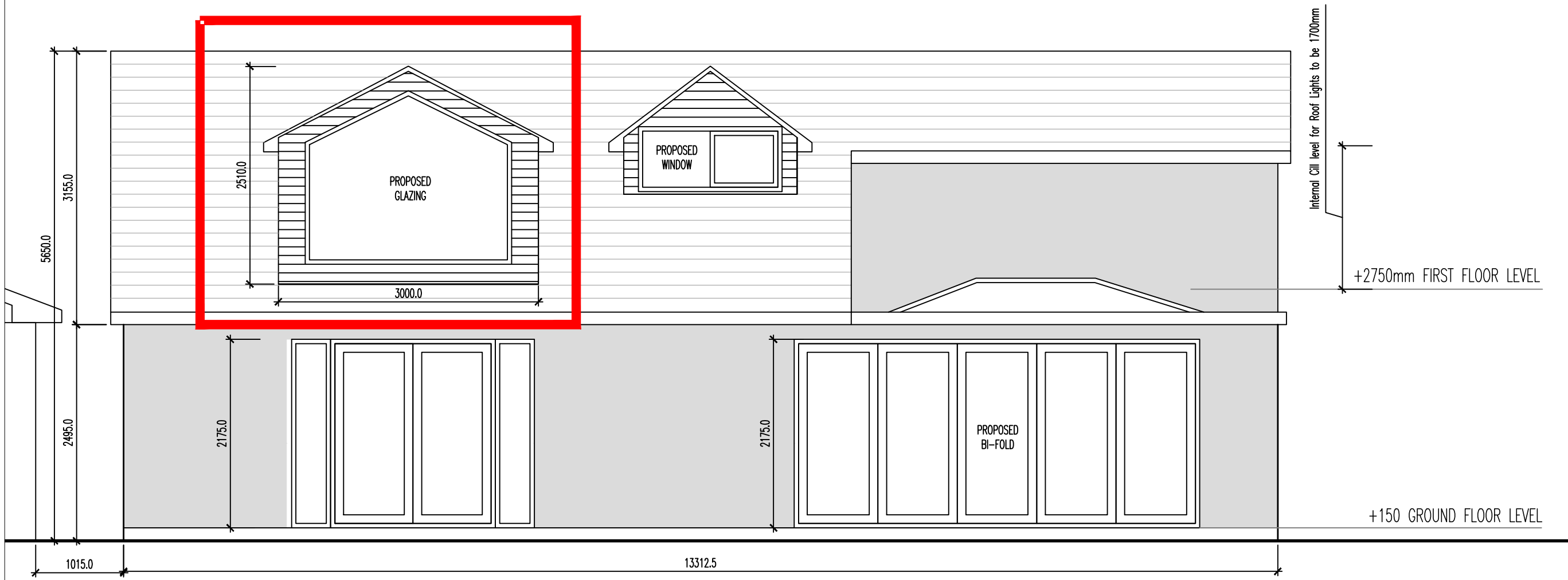
01 Proposed Front Elevation
Scale 1:50



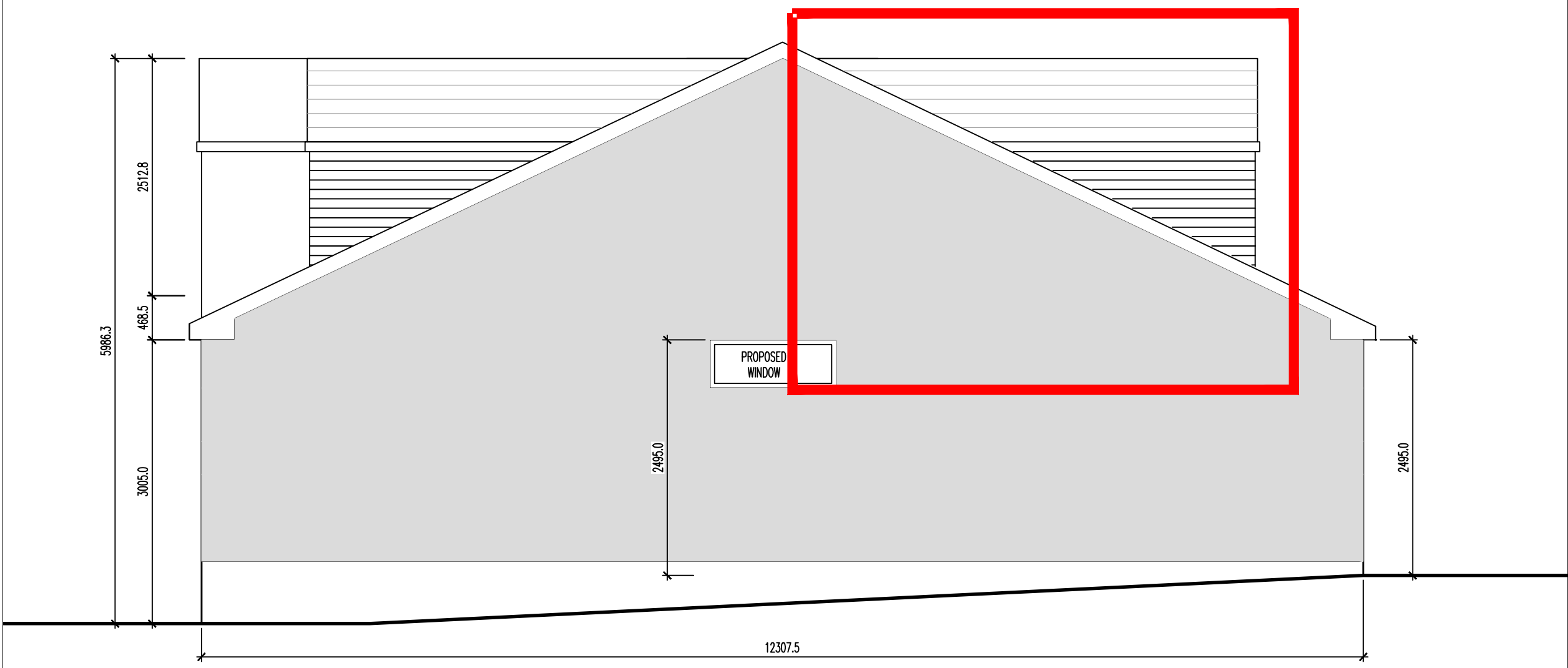
02 Proposed Side Elavation
Scale 1:50



03 Proposed Rear Elevation
Scale 1:50



04 Proposed Side Elevation
Scale 1:50



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Rev	Description	Date	By	C
Status		Purpose for Issue		
Survey		<input type="checkbox"/> Tender	<input type="checkbox"/>	
Construction		<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>	
Client				
Mr & MrsGoldstone				
Contract				
Proposed Bungalow Refurbishment				
Drawing				
Proposed Elevations				
Drawing No. ZT18-196-08				
Scales		1:50	Revision	C
Drawn		ZTT	Date	Nov '18
			Checked	