



Appeal Decision

Site visit made on 3 December 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th January 2020

Appeal Ref: APP/N4205/W/19/3232023

40-42 Lowther Street, Bolton BL3 2HZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nadeem Ayub against the decision of Bolton Metropolitan Borough Council.
 - The application Ref 05995/19, dated 28 April 2019, was refused by notice dated 21 June 2019.
 - The development proposed is the removal of a front porch and the erection of a 2 storey glass façade at the front with a single storey extension at rear of house.
-

Decision

1. The appeal is allowed, and planning permission is granted for the conversion from two dwellings to a single dwelling including the erection of a two storey glass façade to the front elevation, a single storey extension to rear, addition of a first floor and external alterations at 40-42 Lowther Street, Bolton BL3 2HZ in accordance with the terms of the application, Ref 05995/19, dated 28 April 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: 1:1250 Location Plan; 1:500 Site Plan; 01 Rev 0; and 01 Rev 1.

Procedural Matters

2. The appeal site formally consisted of two semi-detached bungalows. The Council and the appellant both state that planning permission 04758/18 was granted by the Council in December 2018 allowing for the net loss of one family home, a first-floor addition to the bungalows, ground floor infill extension to the rear, and a front porch. Works have commenced onsite, and the above planning permission is considered to be extant by the Council.
3. The plans submitted with this appeal show that the appellant still proposes to convert the property into a single dwelling. The description of the proposal on the Council's decision notice states '*conversion from two dwellings to single dwelling including erection of a two storey glass façade to front elevation, single storey extension to rear, addition of first floor and external alterations.*' This is a more accurate description of the development, and upon which I have based my decision.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal site is located on the corner of Lowther Street and Lakeside Avenue. The area is characterised by the mixture of dwelling types that vary in scale, architectural detail and appearance. These include bungalows, two-storey detached and semi-detached houses. The elevations of the buildings in the area are predominantly constructed in red brick and render. The roofs are pitched, with a variety of hips and gables to the side elevations, and some dwellings in the area have gabled frontages.
6. The two storey glass façade to front elevation would have a brick arch at the first floor level, just beneath the eaves of the building. Whilst this feature would be significant in scale, in my view it would not dominate the front elevation of the building, as the majority of this elevation would be constructed in brick. There are no other examples of similar two storey glass facades in the area, however, because of the existing variety of architectural styles in the area, in my opinion the glass façade would not appear incongruous in the street scene.
7. The arched appearance reflects the architectural detailing of other buildings within the vicinity of the site, notably Nos 50-52 Lakeside Avenue which have arched brick doorways, and Nos 57-59 have arched windows at the first floor level of their front elevations. Whilst I accept, there is a significant difference in the scale and proportions of these features, there are similarities in their shape and form, and in my view the proposal has regard to the mix of housing and architectural styles within the local area.
8. The proposed three small gables to the front of the property, would maintain a balanced symmetrical appearance to the building, and would complement the evenly distributed windows beneath, as well as providing variation in an otherwise uniform roof plane. Furthermore, the gables would reflect various other properties in close proximity, along Lakeside Avenue. Whilst these may not be in direct view from the appeal site, they do form part of the character and appearance of the area.
9. For the reasons given above, I conclude that the proposed development would not harm the character and appearance of the area. The proposed development accords with Policy CG3 of Bolton's Core Strategy which seeks, amongst other things, to ensure that new development is of a high standard of design, to ensure that development has regard to the overall built character of the area, and to ensure development conserves and enhances local distinctiveness. The proposals are also consistent with the Bolton Council General Design Principles Supplementary Planning Document, and the Bolton Council House Extensions Supplementary Planning Document (2012) which collectively promote high quality of design.

Conditions

10. The Council have not recommended any conditions in the event that the appeal is allowed, however I have considered the use of conditions in accordance with Planning Practice Guidance and the Framework. In addition to the standard

time limit condition, I have included a condition that specifies the approved drawings to provide certainty.

Conclusion

11. For the reasons given above, the appeal is allowed.

R Cooper

INSPECTOR