



Mark Jones

PLANNING CONSULTANCY

Supporting Statement – Principal Elevation?

Mr P Rangeley

Rear dormer at 27 Turbary Walk, Milnrow, OL16 4JN



March 2023

1.0 The Principal Elevation

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is Class B, Criteria B1(C), Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 1.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) criteria B1 (c) states:

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

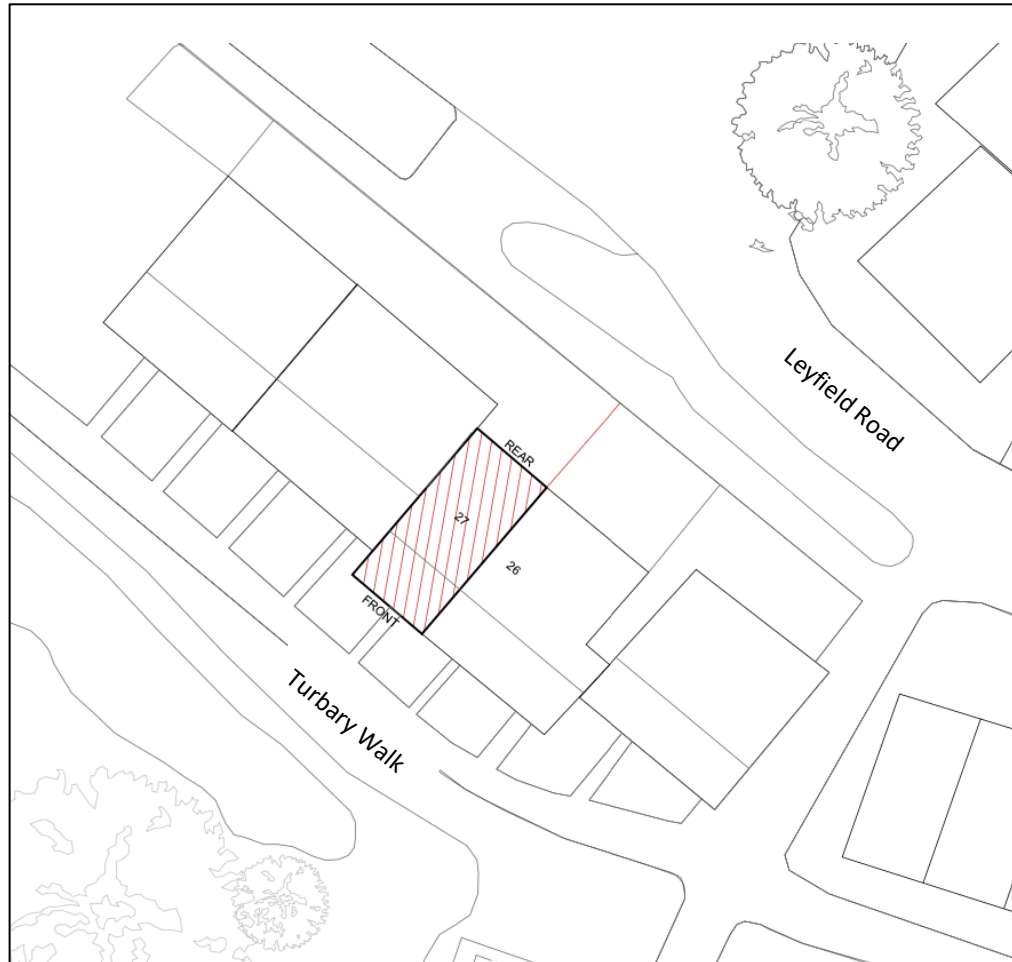
- 1.2 The Government publication 'Permitted development for householders - Technical Guidance September 2019' offers the following with regards to the definition of the 'Principal elevation': -

"Principal elevation" – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation."

2.0 Planning Assessment

Criteria c - (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;



- 2.1 The house has two main elevations as can be seen above – the front (south-west) and the rear (north-east). The front faces Turbary Walk and the rear faces Leyfield Road.

Large picture windows and grassed front garden enclosed by low level railings



House number and letter box



Appeal property – front elevation facing Turbary Walk

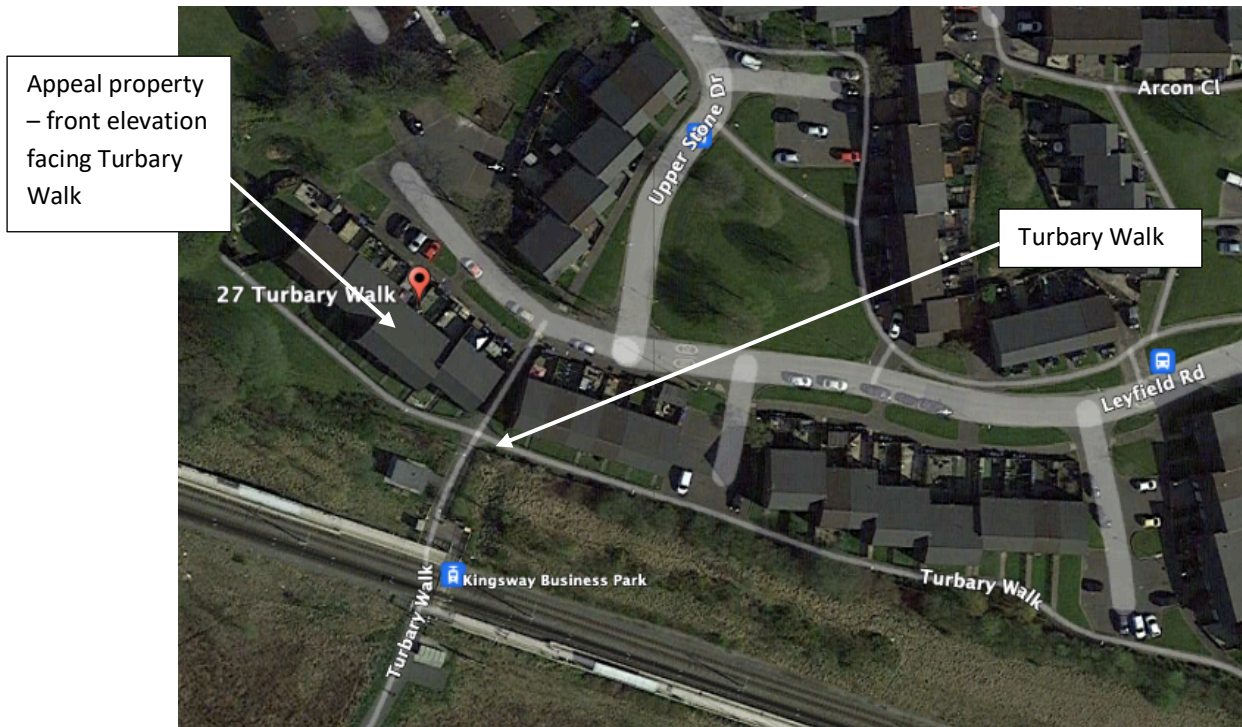


Turbary Walk – highway that sets postcode for the house

27 Turbary Walk – Front elevation

- 2.2 As can be seen above the front elevation of the appeal property faces a small front garden that is accessed via Turbary Walk, which serves the appeal site and the neighbouring houses and links the houses to the Kingsway Business Park Tram Stop. Low level railings encloses the front garden and post is delivered to the front entrance via a post box which is the only one at the property. The elevation contains a front door to a small internal hallway leading to a lounge to the front and two bedrooms above. All of the houses within the estate have the lounge/reception room on front of the property and as such is the principal

elevation, with the kitchen and bathroom to the rear. The windows on the front elevation are distinctly larger than the windows on the rear elevation and this is purposeful as it signifies that the front elevation is the principal elevation.



Aerial view of Turbary Walk and Leyfield Road



Turbary Walk

- 2.3 Turbary Walk is the main highway to the front of the property as can be seen above. It sets the postcode for the property. Comparing this against the

Technical guidance can only lead to the conclusion that the front elevation is the principal elevation.



Appeal property
– rear elevation
facing Leyfield
Road

1.8 metre high
close boarded
timber fence
with lockable
gate

Rear of 27 Turbary Walk facing Leyfield Road



View down
Leyfield Road

Appeal property
– rear elevation
facing Leyfield
Road

Leyfield Road

- 2.4 The rear elevation of the appeal property, as above, directly faces the highway of Leyfield Road. The rear garden is enclosed by a 1.8 metre high close boarded fence with a lockable gate. Bins for houses on Turbary Walk and Leyfield Road are collected from Leyfield Road as it is accessible by bin wagons. The rear

elevation does include a recessed porch leading to a kitchen/dining room. From the kitchen there is a staircase that leads to the upper floors. Every house of this design within the surrounding estate has the internal staircase in the same location and as such cannot lead to the conclusion that this is a factor to consider when assessing the principal elevation. Smaller houses within the estate have staircases in the centre of the house. No house within the estate has a staircase leading from the front door to upstairs.

- 2.5 The starting point for assessing the 'Principal Elevation is found in the Government publication 'Permitted development for householders - Technical Guidance September 2019'¹ - highlighted in blue.

"Principal elevation" – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned).

- 2.6 The front elevation of the appeal property directly faces Turbary Walk. Turbary Walk is the main highway to the property and sets the postcode for the house concerned. There is no doubt that the front elevation is the "Principal elevation". If the rear elevation was the principal elevation then it would have the postcode of Leyfield Road, which it does not.

"It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house."

- 2.7 The front elevation contains a numbered front door with a letter box. It is enclosed by a low level railings that ensures that the front of the house is visible and inviting to people walking up and down Turbary Walk and visiting the house and walking to the nearby tram stop. As I did, when I first visited the property, it is what would be understood to be the front of the house.
- 2.8 The front elevation is used on a daily basis by the family. It is the main entrance to the house and is the only door that contains a letter box and house number. The front is the entrance that visitors come to and is what people in the area consider to be the front of the house. The family consider it to be the main entrance into and out of the house. The rear elevation contains what the family refer to as the back door and allows access to the garden and for putting bins out on collection day.

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/830643/190910_Tech_Guide_for_publishing.pdf

- 2.9 The rear elevation is enclosed by a 1.8 metre high timber fence with a lockable gate and directly faces Leyfield Road. The rear garden is used as the house's main outside amenity area. The 1.8 metre high timber fence that encloses the rear elevation provides security and privacy for the family who use the rear garden and is secured by a lock. Visitors, postal deliveries and trades people would not see the rear of the house to be the principal elevation to the house, but would use and perceive the signposted Turbary Walk entrance to the front as the principal elevation.
- 2.10 The rear does contain a recessed porch that leads to the kitchen/dining room and stairs to the first floor. The position of an internal staircase has little bearing on the principal elevation. Many Manchester terraced houses have a staircase in the centre of the house, set at right angles to the front wall and many houses that I have visited have staircase leading to an upstairs room from the back room of the house. The Council considered this to be a deliberate design feature which supports its case that the rear elevation is the principal elevation. Every house, of this type, within the estate follows the same internal design with a rear internal porch and internal staircase leading from the kitchen/diner. Some of the smaller houses have a staircase in the middle of the house. Clearly this does not mean that the rear of every house, whatever its orientation within the neighbouring estate is the principal elevation.
- 2.11 In terms of the Government's Technical Guidance there can be no doubt that the front of the house facing Turbary Walk is regarded as the principal elevation in terms of how the house functions as a home. The proposed rear dormer complies with Criterion (c) of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.0 Conclusion

- 3.1 Taking into account the definition contained in the Government's 'Permitted development for householders - Technical Guidance September 2019' the front elevation (south-west) facing Turbary Walk is the one that sets the postcode to the house. It is the only elevation that contains a doorway with a letter box and also is the only elevation that includes the number of the house.
- 3.2 Visitors, including myself when I first visited the property, naturally come to the Turbary Walk elevation as that is what they consider to be the principal elevation. It contains the elevation with the main architectural features such as a front door with house number and letter box leading to the lounge with large picture windows facing Turbary Walk. The front elevation facing Turbary Walk must therefore be considered as the principal elevation. The rear elevation faces the domestic garden of the property. It is enclosed by a 1.8 metre high fence with a locked gate. Whilst this access is used by the family to put bins out it is not what they consider to be the principal elevation.

- 3.3 It is respectfully requested that the LPA allows the application and issues a Certificate of Lawfulness of Proposed Use or Development for the rear dormer to 27 Turbary Walk. If the application is approved a timetable for modifying the existing rear dormer can be agreed to avoid enforcement action being necessary.