

Character of the Area and Street Scene

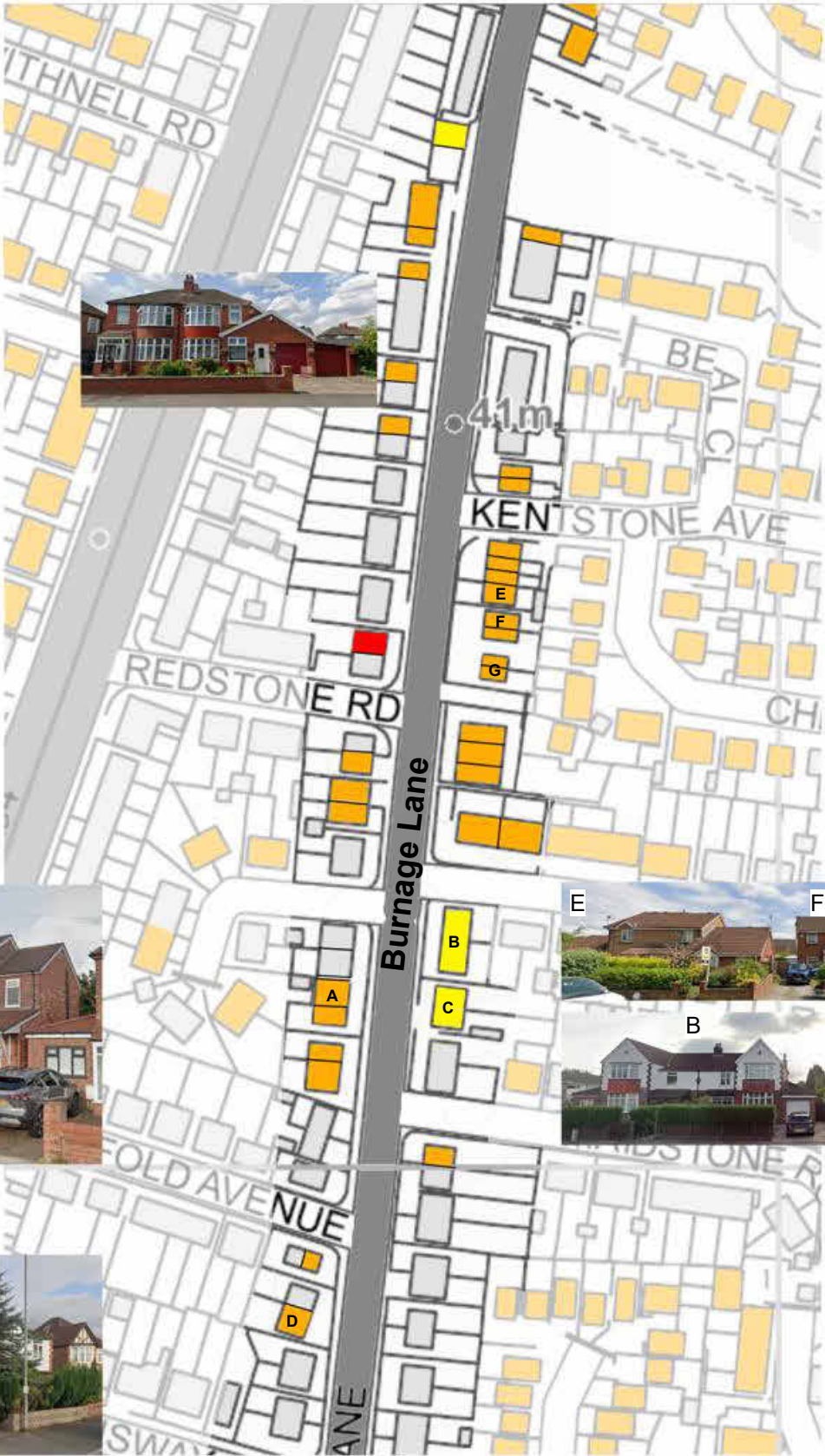
A careful assessment of the street scene and surrounding townscape demonstrated that the character of the area—and Burnage Lane in particular—is defined by a varied yet cohesive roofscape, predominantly comprising gable-roofed forms. This is evident across both original dwellings and later side-extension gables, including symmetrical and asymmetrical semi-detached pairs.

The map to the right shows a short section of Burnage Lane encompassing the application property. Properties with gable roofs, including front-facing gables, are highlighted, with representative examples provided on this page.

Notably, No. 902 (Image A) & 773 Burnage Lane (among others), located in close proximity to the application site, are of an identical design and scale to the host property and was used as a direct precedent when addressing the design issue that arose. I believe that the proposed development reflects the established pattern of development along the street and is considered to accord with the prevailing character and appearance of the area. As such, it would not result in any material harm to the visual amenity of the street scene.

Furthermore, under Class B of the Permitted Development Order, dormer extensions and hip-to-gable roof conversions are typically permitted.

This approach provides a more robust and logical roof structure for the dormer, allows sufficient head height for the staircase within the side extension and sufficient head height in the Bedroom dormer and Bathroom within the main roof and ensures that the proposal integrates successfully with the existing property. Overall, this results in a more coherent, well-considered, and policy-compliant architectural outcome.



- Front Gable Dwellings
- 882 Burnage Lane
- Gable Roof Dwellings

Scale Bars			
1:10	mm	1000	3000
1:20	mm	5000	8000
1:50	M	5	15
1:125	M	10	30 50

Rev	Description	By	Date
Client: Lana Mahmud			
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