

APPLICATION REPORT - HOU/351882/23
Planning Committee 24th January 2024

Registration Date: 22nd November 2023
Ward: Failsworth West

Application Reference: HOU/351882/23
Type of Application: Householder

Proposal: Erection of a two storey side extension, and single storey front and rear extensions.

Location: 1 Norfolk Crescent, Failsworth, M35 0WG.

Case Officer: Sophie Leech
Applicant: Mr James Sherlock
Agent: Mr Ahmed Choudhry

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination following a councillor call in by ward councillor Sandra Ball due to the number of objections received towards the proposed development.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application relates to a two-storey semi-detached property located on Norfolk Crescent, Failsworth. The area is residential in character and the property benefits from one off road parking space to the front and there is a private garden to the rear.

4. THE PROPOSAL

- 4.1 Permission is sought for the erection of a two-storey side extension and single storey front and rear extensions.
- 4.2 The two storey side extension will measure approximately 2.6m in width, 6.8m in length and will have a ridge and eaves height to match the existing property.
- 4.3 The single storey front and rear extensions will match in depth, height and eaves height to the existing extensions.

5. PLANNING HISTORY

5.1 N/A

6. RELEVANT PLANNING POLICIES

6.1 The relevant document within the adopted Development Plan is the Joint Core Strategy and Development Management Policies DPD (Local Plan). As such, in addition to relevant national policies as detailed in the National Planning Policy Framework (hereinafter referred to as the NPPF), the following policies in the Local Plan are considered relevant to the determination of this application:

Policy 9 - Local Environment; and,
Policy 20 – Design.

7. CONSULTATIONS

Consultee	Comments
Highway Engineer	No objections.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised by means of neighbour notification letters.

8.2 In response to such publicity, 65 objections have been received with the following comments raised (summarised):

- Highway and parking issues;
- Work has already commenced on site;
- The property is to be a house in multiple occupation (HMO);
- The HMO will attract noise nuisance and waste issues;
- Loss of amenity to local residents;
- Overlooking issues to local residents;
- Over occupation of the property with 6 bedrooms;
- Encroachment onto other boundaries;
- Fire safety issues;
- Impact on local bus routes by parked cars; and,
- Children's safety issues.

8.3 The majority of the objections raised in relation to this application have focused on a concern that the property that is the subject of the application could be utilised as an HMO. The application is a household application for the extension of the property, not for the conversion of the property to an HMO. As such, objections related to any concern that the property may later be converted to an HMO cannot be considered in relation to this current application. In any event, residential dwellings (use class C3)

benefit from permitted development rights to convert to an HMO of up to 6 people (use class C4) without requiring planning permission. This matter is discussed further in section 12 of this report.

ASSESSMENT OF THE PROPOSAL

9 VISUAL AMENITY AND DESIGN

- 9.1 Development Management Policies 9 (Local Environment) and 20 (Design) recognise the contribution that high-quality design can make to regeneration and sustainable development. Specifically, Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that permission should be refused for development that is not well designed.
- 9.2 The proposed two-storey side extension will be flush with the existing front elevation and will have a ridge height and eaves height to match the existing property. This flush design is seen across the road and along Norfolk Crescent and Somerset Road and is therefore now reflects as the local character of the area.
- 9.3 The two storey side extension will be constructed on the boundary with no.72 Somerset Road which is a detached property sited at an angle facing both the entrance to Norfolk Crescent and Somerset Road. The resulting angle of the property and the application property results in no terracing impact from the extension, therefore acceptable on design grounds.
- 9.4 The single storey front and rear extensions will align with the existing depth of both single storey extensions present on site and as such would not cause any harm to the design or character of the proposed extensions as a whole or have any impact on the wider existing property.
- 9.5 All external materials and windows will match the existing property which is considered acceptable on design grounds.
- 9.6 Accordingly, the proposed development is compliant with Policy 20 in this regard.

10 RESIDENTIAL AMENITY

- 10.1 In terms of safeguarding existing amenity levels, amongst other criteria, Development Management Policy 9 stipulates that proposed development should not cause significant harm to the amenity of the occupants and future occupants of the development or to existing and future neighbouring occupants or users through impacts on loss of privacy, safety and security, noise, pollution, the visual appearance of an area and access to daylight or other nuisances.

Impact on 72 Somerset Road

- 10.2 This property lies to the west of the site and is a two storey detached property. A site visit confirmed there are no side facing windows that would be impacted by a two storey side extension and the first floor rear windows closest to this property have been amended to

bathroom windows to ensure there is no direct overlooking into the rear garden of this property. Furthermore, the two storey extension would not cause a significant loss of light or outlook to this property given its siting in relation to the extension. An objection has been raised by the local councillor that there would be encroachment onto this property for construction purposes but there is no reason to suggest this would be the case and, in any instance, this would be a civil matter. The proposed single storey front and rear extensions would not impact this property given their siting in relation to the property. As such, the impact of the proposed development on this property is acceptable.

Impact on 3 Norfolk Crescent

- 10.3 This property is the immediate adjoining semi-detached property. In terms of impact, this property would not be directly affected by any of the extensions in regard to a loss of light, outlook or privacy given the siting of the extensions are to the west of the application site. However, issues of noise and disturbance have been considered due to the number of bedrooms proposed at the property. The property will increase from a three bed to a six bed and therefore resultant noise may increase, however this is a household application whereby it can be occupied by one single family unit or six individuals. Any additional noise is considered acceptable in regard to a standard C3 residential use and is not considered would be over and above what a normal family unit or six individuals would create. As such, the impact of the proposed development on this property is acceptable.

Wider Impacts

- 10.4 The first floor rear bedroom windows have been amended to ensuite/bathroom windows to ensure there is no direct overlooking towards the rear garden of no's 70 and 72 Somerset Road. This change is acceptable as there is now no opportunity for a loss of amenity. A condition can also be added to ensure obscure glazing is fitted into these windows. As such, the impact of the proposed development on this property is acceptable.
- 10.5 An objector has raised that there would be a loss of privacy to properties directly opposite the site due to the number of bedrooms proposed at first floor and ground floor facing towards no's 2 and 4 Norfolk Crescent. Overlooking towards properties across the road would not normally be assessed as part of a household planning application, however for the benefit of the objections, the separation distance amounts to approximately 17.6m and would therefore result in no direct loss of amenity to residents across the road.
- 10.6 Several objectors have also raised concerns regarding the size of the rear garden and that there is no external rear access. Given this is a household application, the loss of external rear access is commonplace with two storey side extensions as bins can be stored within the front garden area. There is sufficient space at the front of the site to store waste bins (multiple bins if required) and to also retain the existing parking space, therefore this matter is considered acceptable.
- 10.7 Lastly, there will be sufficient external rear garden space to provide outdoor amenity for future occupiers.
- 10.8 As such, the impact of the proposed development is acceptable having regard to Policy 9.

11 HIGHWAY SAFETY

- 11.1 The property has existing off-road parking for one vehicle. Some objections state that there is a loss of parking, however a site visit confirmed that there is not sufficient space to the side of the property to park a vehicle, therefore this is not a valid off road parking space, therefore only the front space is considered and this will be retained.
- 11.2 In the absence of any adverse highway comments and having regard to Paragraph 111 of the NPPF which states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. It follows that the application would be equally compliant with Policy 9 in this regard.

12 OTHER MATTERS

- 12.1 A large proportion of objections raise that the property is to become a house in multiple occupation and the objections relate to this matter only. This view has been put forward by objectors due to the provision of 6 bedrooms shown on the proposed plans.
- 12.2 A property such as this can be occupied by one single family unit with the number of bedrooms required to suit the family or it can be occupied by six single individuals. In any case, if the property was to be used as a HMO at a later date for six individuals in six bedrooms, this would not require planning permission.
- 12.3 The proposed development has been submitted as a household application and therefore must be considered as a household application. Six bedrooms is considered acceptable as some families are large and is not a reason to recommend refusal of an application.
- 12.4 While issues have been raised regarding the potential for multiple vehicles at the address and for the potential for 11 occupants in 5 double rooms and 1 single room, the Council do not have parking standards to require further off road parking for household development or other types of development. The site is to retain one existing parking space which is acceptable. The site is located close to the number 25 bus route (Trafford Centre to Stockport) and it's a minutes' walk from the site. As such, the existing parking situation and sustainable location of the site concludes that the proposed development is in accordance with Policy 9.

13 CONCLUSION AND RECOMMENDATION

- 13.1 The proposal accords with the objectives of both the Local Plan and the NPPF and as such is recommended for approval, subject to the following conditions.

14 CONDITIONS:

- 1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance

with the approved plans and specifications.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those used in the existing building. REASON - To ensure that the appearance of the existing building is acceptable having regard to Policy 20 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):

