



# Planning Appeals Update

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## Planning Committee

### Report of Head of Planning and Infrastructure

#### DATE OF COMMITTEE

**December 2018**

#### PLANNING APPEALS

##### WRITTEN REPRESENTATIONS

PA/340929/17      318 Oldham Road, Royton, Oldham, OL2 5AS  
PA/341619/18      Land adj 83 Coppice Street, Oldham, OL8 1TP

##### HEARINGS

PA/339752/17      Land at Arncliffe Rise, Oldham, OL4 2LZ

##### HOUSE HOLDER

HH/341919/18      48 Surrey Avenue, Shaw, Oldham, OL2 7DP

##### ADVERTISEMENTS

##### APPEAL DECISIONS

PA/341265/18      Beech Hill House, 25 Beech Lane, Grasscroft, OL4 4EP  
Original Decision      Del  
Appeal Decision      Dismissed

PA/340631/17      Land adjacent to 1 Den Lane, Uppermill, Oldham, OL3 6DD  
Original Decision      Del  
Appeal Decision      Dismissed

PA/341082/17      Land to rear of 141-145 Manchester Road, Greenfield, OL3 7HJ  
Original Decision      Del  
Appeal Decision      Dismissed

HH/341823/18      59 Devon Street, Oldham, OL9 7BZ  
Original Decision      Del  
Appeal Decision      Dismissed



PA/341635/18	600 Huddersfield Road, Oldham, OL4 3NN
Original Decision	Del
Appeal Decision	Dismissed

**RECOMMENDATION -** That the report be noted.

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The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

Files held in the Development Control Section

The above papers and documents can be inspected from 08.40am to 4.30pm on level 12, Civic Centre, West Street, Oldham.

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## Appeal Decision

Site visit made on 13 November 2018

**by Thomas Hatfield BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

**Decision date: 7<sup>th</sup> December 2018**

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**Appeal Ref: APP/W4223/W/18/3207236**

**600 Huddersfield Road, Oldham, OL4 3NN**

- 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 Mrs G Haynes against the decision of Oldham Metropolitan Borough Council.
  - The application Ref PA/341635/18, dated 22 March 2018, was refused by notice dated 25 June 2018.
  - The development proposed is sub-division of 1 No. dwelling to create 3 No. dwellings (Resubmission of PA/336238/14).
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is whether the development would result in unacceptable living conditions for future occupiers with regard to internal living space and natural light.

### Reasons

3. The appeal property is a terraced dwelling on the southern side of Huddersfield Road. It is positioned within a row of mostly small properties that are Victorian in appearance. The proposal would subdivide the existing property into 2 terraced dwellings and would create a basement apartment below.
4. Both parties refer to the Technical Housing Standards, which set out a nationally described space standard for new dwellings. Planning Practice Guidance (PPG) states that "*where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard*"<sup>1</sup>. These standards are not adopted in the Oldham Joint Core Strategy and Development Management Policies DPD (2011) and so cannot be given full weight in this case, albeit they are a useful point of reference.
5. The proposed terraced dwellings would have Gross Internal Areas of 64 square metres and 60 square metres respectively. This would be significantly below the minimum standard for this type of dwelling, which is set at 70 square metres in the Technical Housing Standards. This has resulted in an excessively

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<sup>1</sup> Paragraph: 018 Reference ID: 56-018-20150327

cramped internal layout that is particularly apparent in relation to the size of the proposed single bedrooms, bathrooms, and the smaller kitchen/dining area. This arrangement would be inadequate in my view and would result in unacceptably poor living conditions for future occupiers.

6. Whilst the basement apartment would have adequate internal space, its sole source of outlook would be via 2 rear facing windows. This would heavily restrict the amount of natural light that would penetrate into the kitchen/lounge area in particular, and future occupiers would likely be reliant on artificial sources of light during the day. This would result in an unacceptably poor standard of accommodation in my view.
7. Approval was granted in 2015 for a very similar development that would also have converted the property into 3 dwellings (Ref PA/336238/14). However, that permission has now expired. In any case, I have come to my own view on the proposal rather than relying on the approach taken by the Council prior to the publication of the Technical Housing Standards.
8. My attention has also been drawn to 2 appeals in London that were allowed despite a marginal shortfall against the internal space standards required by the London Plan. However, the full details of those cases, including the proposed internal layouts, are not before me so I am unable to assess their direct comparability to the current proposal.
9. Whilst the property may historically have been used as 3 separate dwellings, the building is clearly of some age and is likely to have been constructed prior to the modern planning system. Whilst neighbouring terraces may have comparable internal layouts, that is reflective of historic rather than current internal space standards.
10. For the above reasons, I conclude that the development would result in unacceptable living conditions for future occupiers with regard to internal living space and natural light. It would therefore be contrary to Policy 9 of the Oldham Joint Core Strategy and Development Management Policies DPD (2011). This policy seeks to ensure, amongst other things, that new development does not harm the living conditions of future occupiers.

#### **Other Matter**

11. It is asserted that the proposed dwellings would be affordable. However, from the information before me, it is unclear whether they would meet the definition of affordable housing set out at Annex 2 of the National Planning Policy Framework.

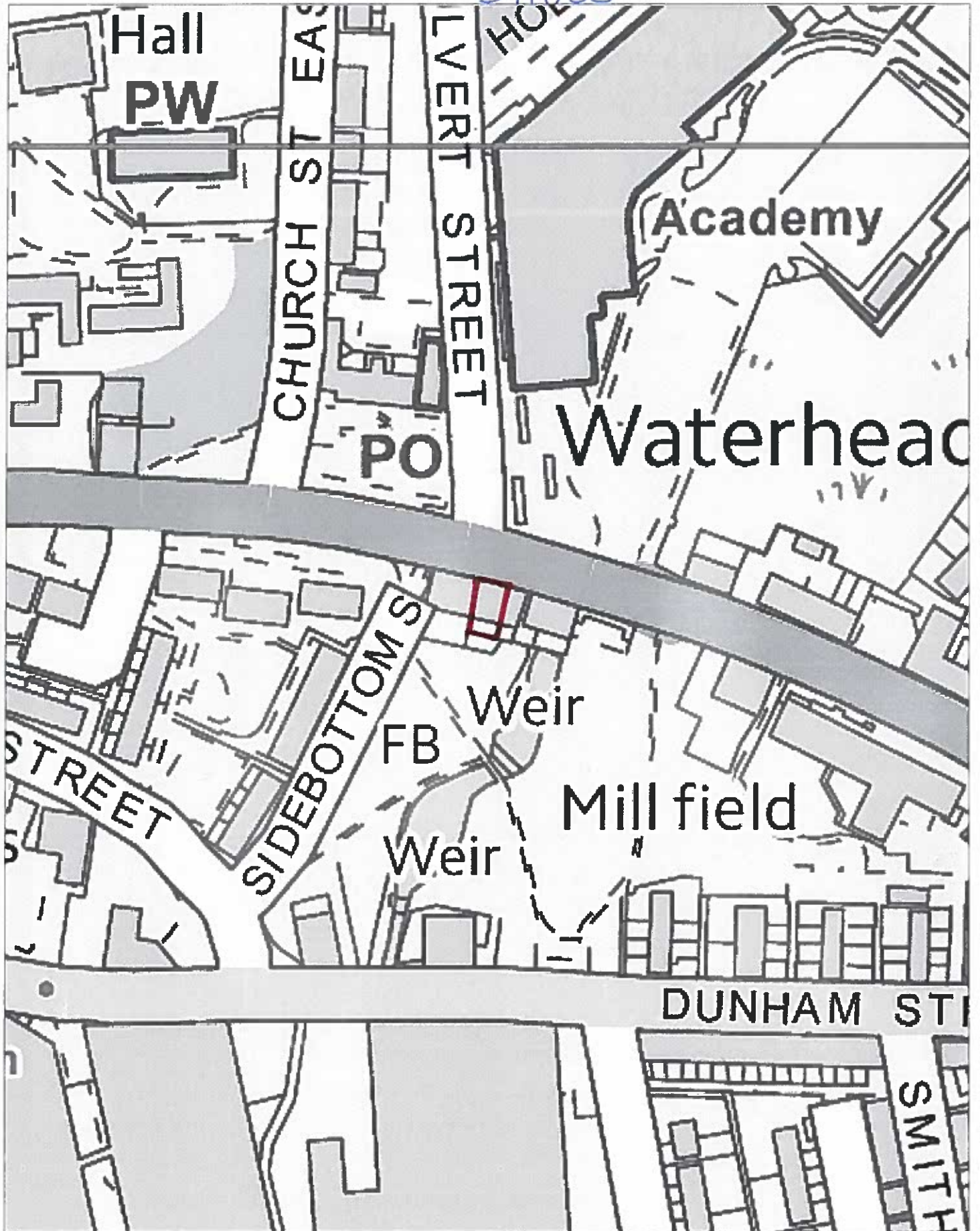
#### **Conclusion**

12. As set out above, I conclude that the development would significantly harm the living conditions of future occupiers. Whilst it would provide new housing in a relatively accessible location, and would generate some modest economic benefits, that does not alter my view that the appeal should be dismissed.

*Thomas Hatfield*

INSPECTOR

341635



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## Appeal Decision

Site visit made on 6 November 2018

by **R A Exton Dip URP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28<sup>th</sup> November 2018

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**Appeal Ref: APP/W4223/W/18/3204542**  
**145 Manchester Road, Greenfield OL3 7HJ**

- 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 John Ainley against the decision of Oldham Metropolitan Borough Council.
  - The application Ref PA/341082/17, dated 17 November 2017, was refused by notice dated 6 March 2018.
  - The development proposed is described as application with all matters reserved for one detached dwelling with parking on land to the rear of 141-145 Manchester Road, with the provision of a vehicle passing place on the site frontage with Horsforth Lane.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The planning application was submitted in outline form with all matters reserved. However, the Council refer to the Development Management Procedure Order's <sup>1</sup> ('The Order') requirement that where access is a reserved matter, the application for outline planning permission must state the area or areas where access points to the development proposed will be situated. The planning application was accompanied by an existing block plan and location plan. These show both an indicative access point from the public highway between 139 and 141 Manchester Road and an indicative access point to the north of the sites frontage with Horsforth Lane. I consider these plans meet the requirements of the Order and I will consider the appeal proposal in light of them, my observations on site and the policies and evidence before me.
3. The new National Planning Policy Framework ('The Framework') was introduced in July 2018. Both the Council and the appellant have been given the opportunity to comment on its relevance to this appeal. I have taken account of any comments in my reasoning below.

### Main Issue

4. Although the details of access are a reserved matter, in order to conclude that the site is suitable in principle for the proposed development it needs to be clear that a satisfactory means of access to the appeal site could be achieved.

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<sup>1</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 'Applications'.

This is why, even when an outline application is submitted with all matters reserved, the Order requires the area of access points to be shown.

5. In light of the above I consider that the main issue is whether a satisfactory means of access to the appeal site could be achieved with particular regard to its effect on pedestrian and highway safety.

## **Reasons**

### *Highway and Pedestrian Safety*

6. The appeal site is situated to the rear of 141-145 Manchester Road. It would be accessed off Horsforth Lane which passes between Nos 139 and 141 Manchester Road. Horsforth Lane is very narrow at its junction with Manchester Road and for the distance it passes along the plots of Nos 139 and 141. It also has no defined footpaths. There would be insufficient width for 2 vehicles to pass in this area.
7. In the event of a vehicle entering Horsforth Lane from Manchester Road and a vehicle travelling down Horsforth Lane towards Manchester Road there would be conflict. One vehicle would have to reverse. This would be potentially hazardous to both any pedestrians on Horsforth Lane and traffic on Manchester Road. In the absence of footpaths there would be no safe refuge for pedestrians on Horsforth Lane. Although Manchester Road is within a 30mph speed limit, a vehicle reversing out onto it from Horsforth Lane would be highly likely to cause a significant disruption to the flow of traffic. This would be detrimental to highway safety.
8. I noted at the time of my site visit that since the consideration of an earlier appeal<sup>2</sup> a right turning facility has been marked on Manchester Road. Whilst this may offer drivers waiting to turn right better visibility up Horsforth Lane it would not ensure that drivers would not have to reverse onto Manchester Road if they met a vehicle travelling down Horsforth Lane. There would also be likely to be other highway safety issues associated with the use of the right turn facility. I also noted the absence of any parking restrictions on Manchester Road in the vicinity of its junction with Horsforth Lane. Parked vehicles on Manchester Road to the east of its junction with Horsforth Lane would significantly narrow the carriageway. This would mean that a vehicle travelling from the east would have to slow or stop to allow a vehicle using the right turning facility to enter Horsforth Lane. Vehicles parked close to the junction with Horsforth Lane would also severely restrict the visibility of the driver of a vehicle reversing onto Manchester Road.
9. I note the indicative widening of Horsforth Lane in front of the appeal site and that this did not form part of the earlier appeal proposal. However this would not significantly mitigate the harm arising from the potential scenarios described above. Vehicles that had entered the narrowest part of Horsforth Lane from either end may still have to reverse.
10. From the evidence before me it appears that 15 dwellings could currently be served off Horsforth Lane. This appears to be 1 more than at the time the earlier appeal was considered. I accept that an additional dwelling would generate a limited amount of vehicle movements. However, given the severe limitations of the current access arrangements I consider that even these

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<sup>2</sup> Appeal Ref T/APP/W4223/A/97/281598/P9)



would be likely to have a significantly detrimental effect on pedestrian and highway safety.

11. As I have explained above, the details of access do not form part of the consideration of this appeal. However, it needs to be clear that a satisfactory means of access to the appeal site could be achieved in order for the principle of the proposed development to be acceptable. In light of the above, and given that, based on the evidence before me, there appears to be no alternative form of access, I conclude that the appeal site is not suitable for the proposed development due to the absence of a satisfactory means of access. The appeal proposal would therefore conflict with the highway safety aims Policy 9 of the LDF<sup>3</sup> and the Framework.

#### *Other Matters*

12. I note the highways officer's lack of objection, the planning officer's recommendation for approval and also the Council's grant of planning permission for a dwelling on a different site served off Horsforth Lane. However, as I have assessed the appeal proposal on its own merits based on the evidence before me these matters carry limited weight.
13. I also note the absence of recorded road accidents in the vicinity of the appeal site and the limited scope for further residential development served off Horsforth Lane. However these matters are significantly outweighed by the absence of a satisfactory means of access, the consequent harm to highway safety and conflict with the development plan I have identified in this case.

#### **Conclusion**

14. For the reasons given above, and taking all other matters raised into account, I conclude that the appeal should be dismissed.

*Richard Exton*

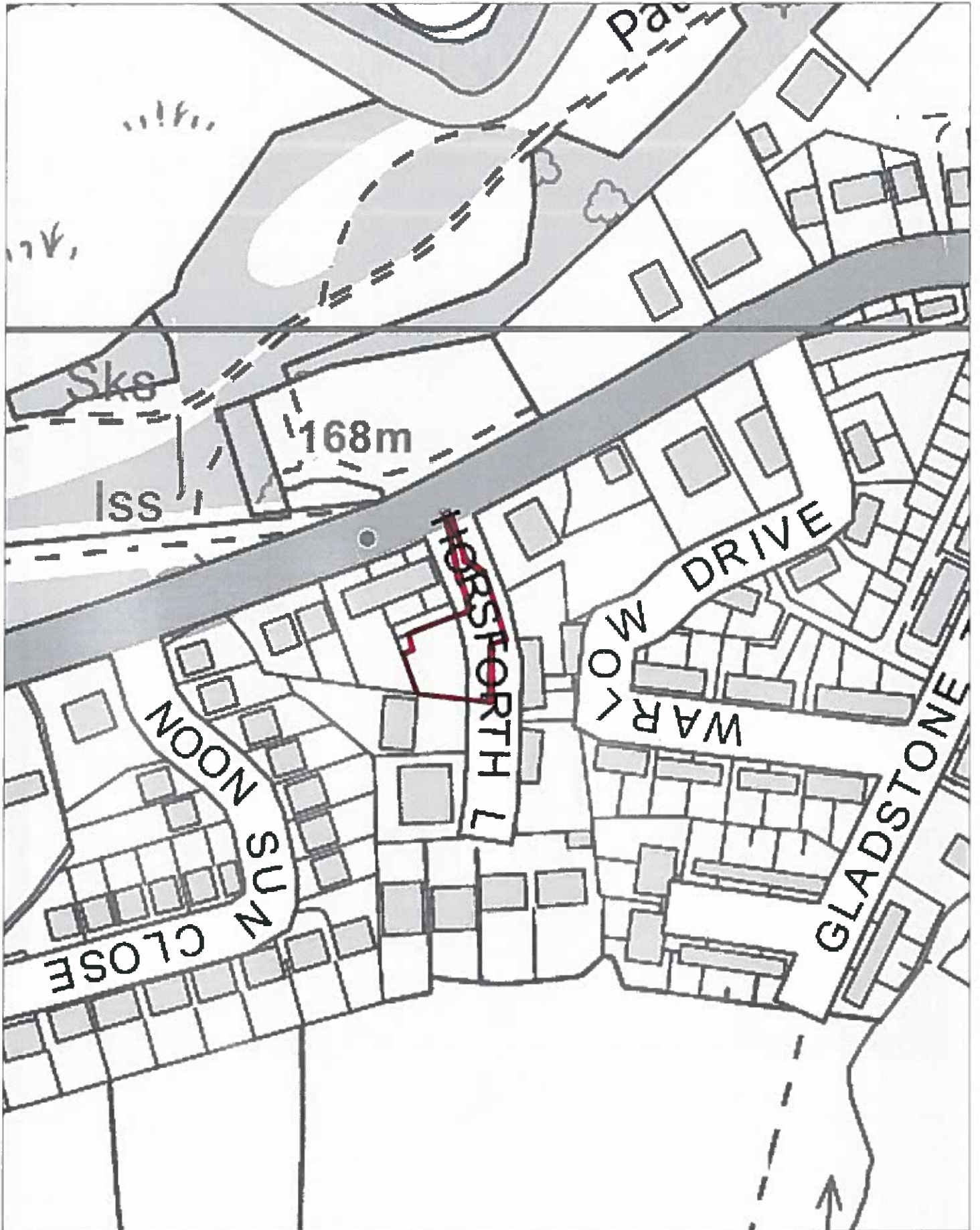
INSPECTOR

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<sup>3</sup> The Oldham Local Development Framework Joint Core Strategy and Development Management Policies DPD adopted in 2011.



341082







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## Appeal Decision

Site visit made on 2 October 2018

by **D Child BA BPL MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 November 2018

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**Appeal Ref: APP/W4223/W/18/3204760**

**Beech Hill House, 25 Beech Lane, Grasscroft, Oldham OL4 4EP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Arther John Pearson against the decision of Oldham Metropolitan Borough Council.
  - The application Ref PA/341265/18, dated 9 January 2018, was refused by notice dated 24 April 2018.
  - The development proposed is described as change of use to the existing coach house to form a residential property, demolition/removal of existing roof re-spar and re-roof using existing natural slates.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is whether or not the development would preserve or enhance the character and appearance of Grasscroft conservation area.

### Reasons

#### *Conservation area*

3. Beech Hill House is a substantial detached stone-built dwelling. The separate coach house is located within the plot and is currently used for domestic storage. The coach house is of modest size and simple rectangular plan form, built of coursed natural stone with stone quoins, corbels and a natural slate dual-pitched roof.
4. The degree of physical separation and relative scale between the coach house and Beech Hill House reflect the coach house's subordinate relationship to the host dwelling. This relationship, and the simple architecture of the coach house make a positive contribution to the character and appearance of the conservation area. The development would represent a substantial extension and change of use of the building, to form a dwelling for a family member.
5. The significance of the conservation area lies, in part, in the manner in which it encompasses an irregular layout of former weavers' cottages, large mansions, former industrial and agricultural buildings. Buildings are tightly grouped on sloping land and accessed via a network of narrow lanes centred on Clough Lane. Later modern residential infill developments are representative of the era during which they were constructed but the predominant use of materials is

stone. Although heights and orientation vary, buildings are predominantly of simple plan form and where there have been additions they are generally subordinate.

6. I appreciate the need to consider the slope of the land and maximise light given shade cast by nearby trees. The development would, however, double the footprint of the building and be significantly taller. The original structure would be subsumed and dominated by the proposed extension which, by comparison, would appear overscaled. There would be a lack of architectural cohesion between the original coach house and what is proposed. I note particularly that the height and extent of the double pitched roof and the window arrangement would fail to reflect the modest proportions, detailing or symmetry of the host building.
7. The massing of the extension would be broken up by varying ridge heights and vertical glazing. Nonetheless, these features would result in the extension appearing contrived and unbalanced in relation to the original structure. Whilst I acknowledge that there is no policy requirement to match exactly the original structure, the proposal would nevertheless detract significantly from the coach house's simple plan form and symmetry, to the detriment of the positive contribution it makes to the conservation area.
8. The fact that in some views the development would appear with the backdrop of the far more substantial gables of Beech Hill House would not reduce the development's impact. In addition, although recessive in colour, the use of black stained timber in places would appear somewhat arbitrary and contrary to the predominant use of stone in the locality. The presence of existing black painted timber-boarded doors on the appeal building and agricultural buildings nearby does not justify wider use on the walls of the extension. I appreciate that this could be altered and that the appeal plans state 'or stone', but a condition to require the use of stone could not overcome my concerns above in relation to massing and scale.
9. I concur with the appellant that views from the south west are largely screened by a group of mature trees. I also concur that views of the building from the north west from the adjacent footpath and driveway in front of Ingle Nook are restricted by high stone walls. However, public views of the coach house and its setting would not necessarily be limited to those identified as key views in the conservation area's appraisal. I note that the appellant proposes the provision of a Beech hedge on top of the stone boundary walls to provide screening and privacy. A hedge would, however, take time to establish and would not overcome the impact of the scheme on the host building. In any case, harm in conservation areas is not predicated upon visibility from the public domain, which may change. I also note the presence of modern infill development within the conservation area. However, I do not have the details of those permissions and in any event each case must be determined on its own merits.
10. For the reasons set out above, I find that the development would be unsympathetic to the host building. This would be detrimental to the significance of the conservation area, and would result in less than substantial harm as set out in Paragraph 193 of the National Planning Policy Framework (NPPF). Paragraph 196 of the NPPF requires that less than substantial harm should be weighed against the public benefit of a proposal. However, in this case the benefits arising from the development would be primarily private.

11. As such, I conclude that the development would fail to preserve or enhance the character or appearance of the conservation area. Accordingly, the proposal would conflict with the heritage protection and design aims of policies 9, 20 and 24 of the Joint Development Plan Document which forms part of the Oldham Local Development Framework, and the NPPF.

*Other matters*

12. The appellant says that the development would make effective re-use of an underused brownfield site and provide a dwelling for a member of their family. The appellant also argues that the proposal will assist in the protection of Green Belt land. I appreciate these limited benefits, however, they do not outweigh my findings on the main issue. With regard to the NPPF's presumption in favour of sustainable development, this does not alter the statutory weight to be given to the relevant policies of the development plan, which remains the starting point for decision makers.
13. Reference is made to the Oldham Housing Prospectus Booklet and examples of other development. However, none would appear to be located in a comparable context and in any case each case must be considered on its merits. I appreciate that the historic plans suggest there was less separation between the host dwelling and the coach house previously. However, I am unable to conclude what form these buildings took, and give this argument little weight.
14. It has been suggested by the appellant that Paragraph 118 of the NPPF is supportive of upward extensions. However, this refers to residential and commercial premises and the coach house is neither. Moreover, Paragraph 118 states that upward extensions should be well designed and be consistent with the overall street scene. For the reasons given above, I find that the development would harm the character and appearance of the conservation area.
15. The appellant suggests that the Council has not fully engaged with them to overcome their concerns. This is not, however, a matter before me.
16. The appellant argues that the coach house is in fact a garage. However, its current use is not determinative and in any case it is referred to as a coach house in the design and access statement.

**Conclusion and Planning Balance**

17. The appellant contends that the Council does not have a 5 year housing land supply. However, even if that were the case it does not automatically lead to planning permission and in any case one dwelling would be a modest addition to local housing supply. For the reasons given above I consider that the adverse impacts of the development would significantly and demonstrably outweigh the benefits.
18. For the reasons given above, and having regard to all other matters, I conclude that the appeal should be dismissed.

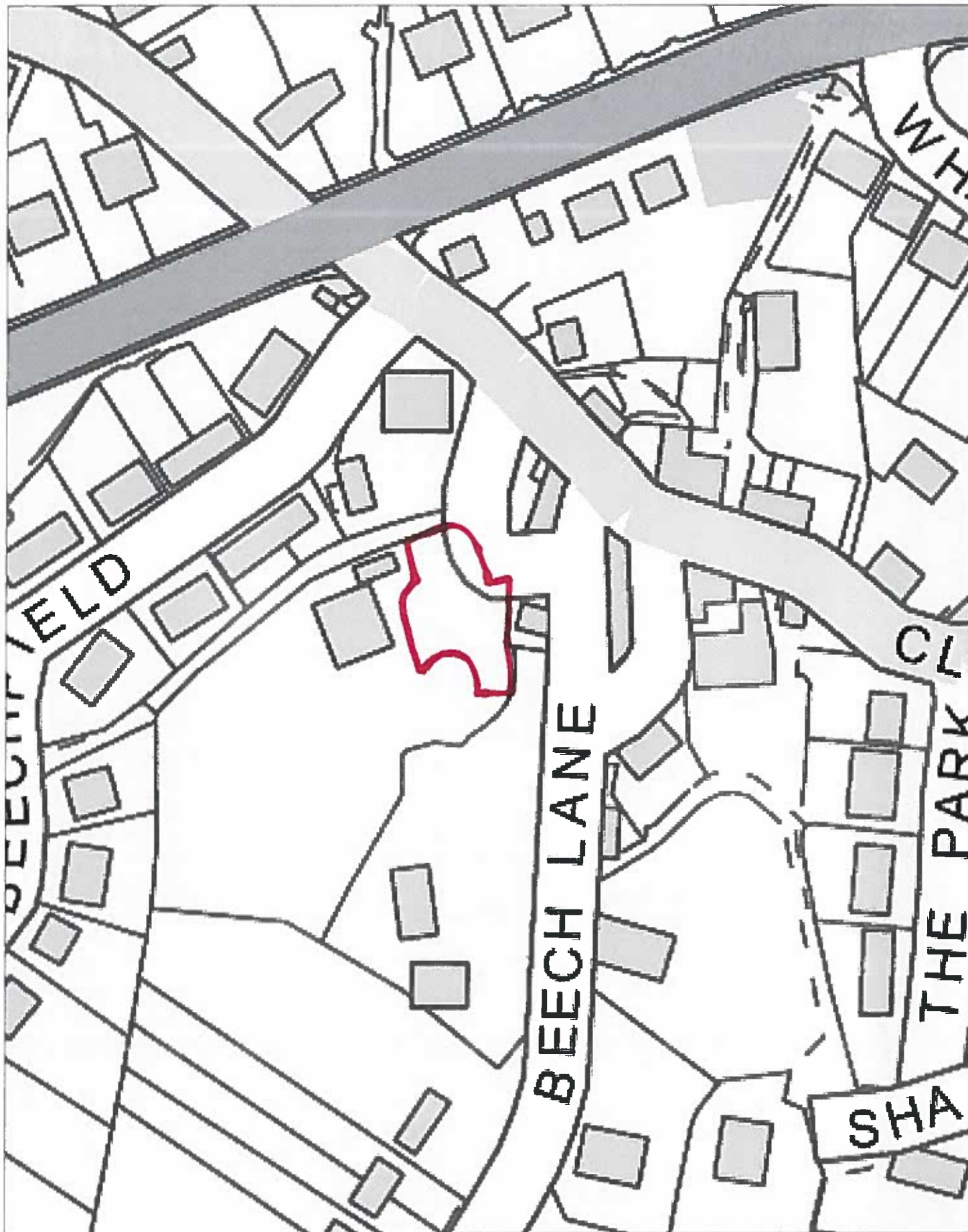
*D Child*

INSPECTOR





341265



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## Appeal Decision

Site visit made on 21 November 2018

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 6<sup>th</sup> December 2018

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**Appeal Ref: APP/W4223/D/18/3209757**

**59 Devon Street, Oldham, OL9 7BZ**

- 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 Mohammed Iqbal against the decision of Oldham Council.
  - The application Ref HH/341823/18, dated 12 May 2018, was refused by notice dated 10 July 2018.
  - The development proposed is an infill of existing covered area to form living room extension.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The appeal property forms part of a 'homezone' development that was granted planning permission in 2007<sup>1</sup>. The appeal property is subject to a condition whereby no extensions (amongst other forms of development) should be erected without the further approval of the Local Planning Authority.
3. A single storey extension to the rear of the appeal property was approved in 2010<sup>2</sup>.

### Main Issue

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

### Reasons

5. The appeal property is a mid-terraced three storey dwelling within a modern row of houses. It is located in a residential area, largely comprising other terraced dwellings.
6. The terrace has a distinctive design, such that the front elevation to the ground floor is recessed, with the upper stories effectively "overhanging" above. This creates a private space between the front of dwellings and a low wall with railings. Beyond the railings is a parking area. The recessed design feature is

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<sup>1</sup> Ref: PA/049951/05.

<sup>2</sup> Ref: HH/057577/10.

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distinctive and attractive and it is not obscured to any significant degree by the presence of parking to the front of the terrace.

7. In addition to the above, the presence of exposed steel, pillars and the use of brick, render and weatherboarding, all combine with the recessed area to lend the terrace a strong sense of uniformity, as well as adding to its distinct appearance.
8. During my site visit, I observed that this sense of uniformity is only broken to any significant degree by the presence of a small porch constructed to the front of the appeal property. This appears as an unsympathetic and discordant feature, out of keeping with the terrace's otherwise uniform appearance.
9. The proposed development would effectively fill the recessed area to the front of the appeal property by bringing the ground floor elevation forward, such that it would be flush with the upper floors. I find that this would result in an incongruous form of development, out of character with the appearance of all of the other properties within the terrace. It would fill-in an important gap and in doing so, it would detract severely from the attractive, distinctive and uniform attributes recognised above.
10. Further, I consider that the significant harm arising from the above would be exacerbated as a result of the proposal combining with the small porch to the front of the appeal property to create a development that would appear prominently and draw attention to itself as an awkward and intrusive feature. This would be to the detriment of the generally harmonious appearance of the terrace.
11. Taking all of the above into account, I consider that the proposed development would harm the character and appearance of the area. This would be contrary to the National Planning Policy Framework and to Policies 9 and 20 of the Joint Development Plan Document of the Local Development Framework for Oldham (2011), which together amongst other things, protect local character.

#### **Other Matters**

12. In support of his case, the appellant states that the proposal will provide much-needed living space. Whilst I note that the proposal would provide some additional living space, I have found that it would do so in a manner that would result in significant harm to local character and hence, my decision below.

#### **Conclusion**

13. For the reasons given above, the appeal does not succeed.

*N McGurk*

INSPECTOR

341823







## Appeal Decision

Site visit made on 6 November 2018

by **R A Exton Dip URP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28<sup>th</sup> November 2018

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**Appeal Ref: APP/W4223/W/18/3205019**

**Land adjacent to 1 Den Lane, Uppermill, Oldham OL3 6DD**

- 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 M Taylor against the decision of Oldham Metropolitan Borough Council.
  - The application Ref PA/340631/17, dated 24 August 2017, was refused by notice dated 7 March 2018.
  - The development proposed is described as 1 No. detached dwelling.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The new National Planning Policy Framework ('The Framework') was introduced in July 2018. Both the Council and the appellant have been given the opportunity to comment on its relevance to this appeal. I have taken account of any comments in my reasoning below.

### Main Issue

3. The main issue is the effect of the appeal proposal on the Uppermill Conservation Area ('the UCA'), a designated heritage asset, having special regard to the desirability of the preservation of its character or appearance.

### Reasons

#### UCA

4. In the vicinity of the appeal site the UCA is characterised by mainly terraced properties sited close to roads and interspersed with areas of trees and vegetation. There are also detached properties, notably Ridgeworth House and Hillcrest, but these are set back from road and screened by vegetation. Consequently, they are not visually prominent. The appeal site is situated on the highest point of Moorgate Street at its western extent and is on a steep slope itself. As such it is highly visible within the UCA in views up Moorgate Street. The visual break provided by the appeal site provides a transition between properties on Moorgate Street and Den Lane. This, together with its lack of development and the mature trees it contains, and even taking account its level of maintenance, means it significantly contributes to the character and appearance of the UCA.

5. The appeal proposal would result in the siting of a detached dwelling close to and at a slightly elevated level to the adjacent terraced row of properties fronting Den Lane. Due to its proximity to No 1 Den Lane, the proposed dwelling might not be visible when viewed from the lower part of Moorgate Street. However, the development as a whole would become increasingly apparent when approaching from the east along Moorgate Street. Despite the retention trees within the appeal site, including those subject to a Tree Preservation Order, and the possibility of new planting, the proposed dwelling would appear dominant, particularly when the trees were out of leaf. It would significantly diminish the appeal sites value as a visual break and area of transition between Moorgate Street and Den Lane.
6. The siting of the proposed dwelling would also sit uncomfortably with the terraced row fronting Den Lane and would not appear as an extension to it. Unlike the other detached properties in the area identified above it would be visually prominent. Although there would be similarities in design and materials, its detached nature and set back siting would contrast with the uniformity of the terraced row. The combination of the above factors would not make a positive contribution to the area but would result in a harmful effect on the character and appearance of the UCA. In accordance with Paragraph 193 of the Framework I attach great weight to the conservation the UCA as a designated heritage asset.
7. I note the difference between the design of the proposed dwelling and previous proposals on the site. I also note the removal of a timber building and improvements to the boundary wall that could occur. However, these matters do not outweigh the harm to the character and appearance of the UCA I have identified above.
8. The harm to UCA would be localised and therefore less than substantial. In this instance paragraph 196 of the Framework requires that the harm should be weighed against the public benefits of the appeal proposal.
9. I have taken account of the contribution a family sized dwelling in a location with good accessibility to shops, services and public transport would make to boosting housing supply within the borough. I have also taken account of the economic benefits the appeal proposal could deliver including those arising through the construction process and those arising from future occupiers spending in the local area. However the public benefits associated with a single dwelling would be limited.
10. Overall, the limited nature of these benefits means that they do not outweigh the harm to the character and appearance of the UCA to which I attach great weight. Consequently, I conclude that the appeal proposal would conflict with the design aims, particularly in relation to the historic environment, of Policies 20 and 24 of the LDF<sup>1</sup> and the Framework.

#### *Other Matters*

11. I note the Council's lack of objection to the appeal proposal on other matters including traffic impact, living conditions of nearby residents, effect on protected trees and the rail network. However these are neutral matters and therefore do not carry weight either way.

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<sup>1</sup> The Oldham Local Development Framework Joint Core Strategy and Development Management Policies DPD adopted in 2011.



**Conclusion**

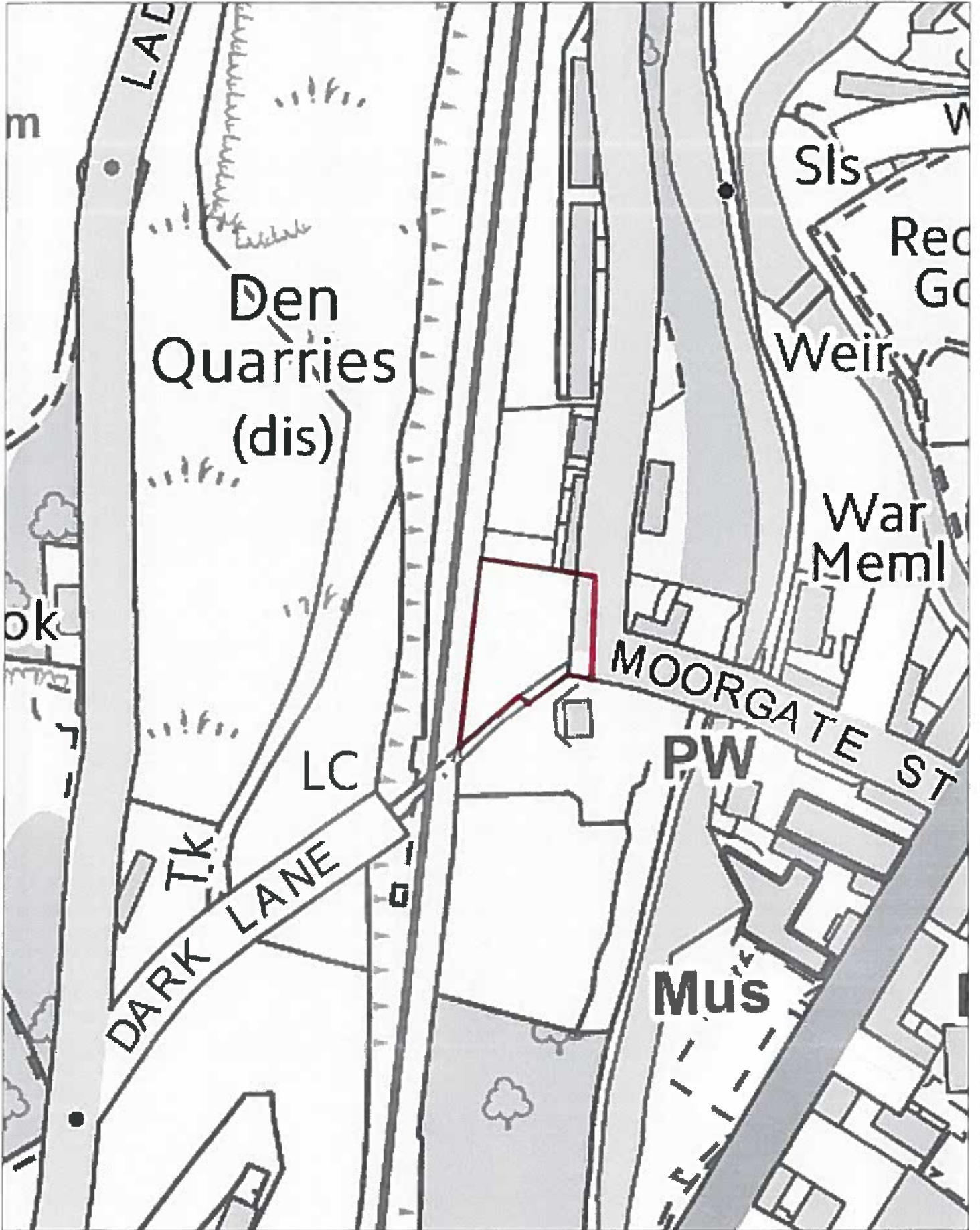
12. For the reasons given above, and taking all other matters raised into account, I conclude that the appeal should be dismissed.

*Richard Exton*

INSPECTOR



340631



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