

APPLICATION REPORT - HH/342318/18

Planning Committee, 16 January, 2019

Registration Date: 27/09/2018
Ward: Werneth

Application Reference: HH/342318/18
Type of Application: Full Planning Permission

Proposal: Part two storey, part single storey rear extension and front porch
Location: 9 Oak Close, Chadderton, Oldham, OL9 7FH
Case Officer: Graeme Moore

Applicant Agent : Mr Akhtar

THE SITE

The application property is a modern two storey, detached dwelling located on Oak Close, Chadderton. The street is characterised by semi-detached and detached properties, none of which have been significantly augmented since construction.

THE PROPOSAL

The proposal is for a part two storey, part single storey, rear extension measuring 9.5m x 3m (4.8m at ground floor) x 7.5m (5m to the eaves). The proposal will create a enlarged kitchen/dining room at ground floor and a new bedroom with en-suite and office at first floor.

RELEVANT HISTORY OF THE SITE

None relevant to the determination of this application.

RELEVANT PLANNING POLICIES & GUIDANCE

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Oldham is the Joint Core Strategy and Development Management Policies Development Plan Document adopted 9 November 2011 (DPD) and the saved policies of the 2006 Unitary Development Plan.

The site is unallocated on the Development Plan.

DPD Policies:

Policy 9 – Local Environment
Policy 20 – Design

National Policy:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

REPRESENTATIONS

The appropriate neighbouring properties were notified of the application by letter and a site

notice posted. Two letters of objection have been received from the neighbouring properties, objecting on the grounds that the proposed extension would have an oppressive and detrimental impact on the private amenity of their property.

PLANNING CONSIDERATIONS

In accordance with the Scheme of Delegation, the application has been brought to Planning Committee due to the applicant's spouse being a member of staff within the Economy and Skills Directorate.

Appearance and Design

DPD Policy 9a sets out seven criteria intended to protect and improve local environmental quality and amenity. Criterion (iv) requires that developments do not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape.

In addition, Policy 20 states that the Council will promote high quality design in developments in order that they reflect the character and distinctiveness of the area.

The proposed development would result in a substantially larger detached property. However, due to the extension being located on the rear of the property it is considered to cause no harm to the character of the streetscene. Therefore, the proposed development, by virtue of its size and design, would be compatible with the character of the host property and would not have a harmful impact on the appearance of the area.

Impact on residential amenity

Criterion (iii) to DPD Policy 9a states that development should not cause significant harm to the amenity of existing and future occupiers through impacts on privacy, access to daylight or other nuisances.

The main area of concern is the impact of the extension on the property to the rear (no.10). The original plans did give rise to concerns in relation to the impact of the proposal on the private amenity space and rear elevation of no.10. However, amended plans have been received relocating the first floor element to the opposite side away from this boundary and creating a gap from the first floor side wall to the neighbour's garden boundary of 3 metres.

The proposal would introduce a first floor window, approximately 10m from the rear elevation of no.10, albeit at an oblique angle. Nevertheless, this would introduce a feeling of overlooking, and therefore, it is considered that this window should contain obscured glazing only.

Turning to the objections raised to the amendment by the neighbouring property (no.8), whilst the changes result in the extension now adjoining the rear garden boundary, it is noted that at ground floor of the adjacent house there is an existing garage door only. Above this there is a bedroom window at first floor; however, taking into account the distance from the boundary and the orientation of the dwellings, with the neighbouring garden being located to the south, there is likely to be little in the way of a detrimental impact in relation to any loss of daylight or sunlight. Consequently, it is considered that the overall depth of the extension is not oppressive and overbearing enough to justify a refusal.

It is therefore considered that the amended plans overcome the concerns associated with the rear extension and would not infringe on the privacy and amenity of neighbouring residents.

RECOMMENDATION

Approve subject to the following 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 the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plan and specifications, received on 04/12/2018 which is referenced as 7OC/01/A.

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 match those used in the existing building.

Reason - To ensure that the appearance of the existing building is not detrimentally affected by the proposed extension.

4. Notwithstanding the detail indicated on the approved plan and the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order revoking and/or re-enacting that Order with or without modification, the first floor rear 'office' window shall be permanently fitted with obscured glazing panels.

Reason - To protect the amenity of the occupiers of the neighbouring residential property.

