

# APPLICATION REPORT - PA/342693/18

Planning Committee, 13 March, 2019

**Registration Date:** 12/12/2018  
**Ward:** Failsworth West

**Application Reference:** PA/342693/18  
**Type of Application:** Full Planning Permission

**Proposal:** Conversion and extension of the existing single storey dwelling into 2no. two storey dwellings  
**Location:** 2 Grove Avenue, Failsworth, M35 0JU  
**Case Officer:** Matthew Taylor

**Applicant** Mr Wann  
**Agent :** pha architects ltd

---

## REASON FOR REPORTING TO COMMITTEE

Councillor Elaine Garry has requested this application be referred to the Planning Committee for determination given the parking concerns within the locality.

## THE SITE

The application site is an existing detached bungalow set within a triangular shaped plot. The property fronts onto the junction of Cosgrove Road, Grove Avenue and Cosgrove Crescent. It also adjoins Brookdale Park to the south and No. 4 Grove Avenue to the east.

## THE PROPOSAL

Planning consent is sought for the conversion and extension of the existing bungalow into 2no. two storey dwellings.

The works include the following:

- Demolition of the existing garage;
- Raising of the ridge height by approximately 2.9m;
- Raising of the eaves height by approximately 2.5m;
- Creation of a ridge and gable roof design;
- Creation of 2 front elevation doorways;
- Creation of both front and rear first floor window openings; and
- Creation of 2 off-street car parking spaces.

## RELEVANT HISTORY OF THE SITE:

PA/342096/18 - 1) Conversion of the existing single storey dwelling into 2no. bungalows 2) Roof design alteration from hip to gable 3) Erection of a rear dormer 4) Alterations of the front elevation fenestration – Withdrawn 30/10/2018.

## RELEVANT PLANNING POLICIES & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 2 of the National Planning Policy Framework

(NPPF).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated by the Proposals Map associated with this document.

The following policies are relevant to the determination of this application.

#### Joint Development Plan Document

Policy 1 - Climate change and sustainable development;

Policy 3 - An address of choice;

Policy 5 - Promoting Accessibility and Sustainable Transport Choices';

Policy 9 - Local environment;

Policy 11 - Housing;

Policy 20 – Design; and

Policy 23 - Open space and sports

Saved UDP policies:

D1.5 – Protection of Trees on Development Sites

#### CONSULTATIONS

Highway Engineer	No objection.
Environmental Health	No objection.
Manchester City Council	Raised concerns regarding the schemes impact on the tree root protection areas of the existing trees within Brookdale Park.

#### REPRESENTATIONS

This application was publicised by way of a site notice and neighbour notification letters. 7 individual letters of objection have been received, in which the concerns raised can be summarised as follows:

- The off-street car parking provision if not sufficient; and
- Proposed dwellings would increase on street car parking in the locality.

#### PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development;
- Design;
- Residential Amenity;
- Highway safety;
- Trees; and
- Open space.

#### Principle of development

DPD Policy 1 seeks to ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings prior to the use of greenfield sites. It also aims to meet Oldham's housing needs by focusing residential development in sustainable locations and to ensure that development respects Oldham's natural, built and historic environments. Although a greenfield site, the site is nevertheless small scale and occupies a sustainable location. Therefore, it is considered that the requirements of this policy have been met.

DPD Policies 3, 5 and 11 are concerned with ensuring that new dwellings are provided in sustainable locations which are defined as being within 480 metres or a ten minute walk of at least two 'key services'. The site is positioned within the prescribed walking distance of South Failsworth Primary School and Morrison's Supermarket whilst also being located in close proximity to bus routes operating along Propps Hall Drive and Manchester Road for purposes of compliance with Policy 5. The site is also located adjacent to large areas of housing. Overall, it is considered that the site lies in a sustainable location.

#### Design

DPD Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. DPD Policy 9 requires that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape, nor should it cause significant harm to the amenity of neighbouring occupants. DPD Policy 20 is also relevant, as it seeks to promote high quality design.

It is noted the property is located within a street scene that is characterised by pairs of semi-detached two storey dwelling houses. To this end, it is considered that the proposed raising of the roof and external alterations are appropriate in terms of scale, form and design and do not detract from the character and appearance of the street scene as a whole.

#### Residential Amenity

DPD Policy 9 states it is necessary to consider how the proposal impacts on the amenity of the occupants of adjoining residential properties from the impacts likely to be associated with the proposal.

##### *Relationship with No. 25 Cosgrove Road and No. 1 Grove Avenue:*

Given the proposed dwellings would face the junction of Cosgrove Road, Grove Avenue and Cosgrove Crescent, it is of note that these two neighbouring dwellings' front elevations would face the development at an off-set angle and of a minimum separation of distance of 22 metres. As such, the development would not appear overly oppressive and would not result in a significant privacy to the occupiers of these neighbouring properties.

##### *Relationship with No. 4 Grove Avenue:*

This neighbouring dwelling has been significantly extended/altered, including a two storey rear extension and insertion of a first floor side window in the north-west elevation. This window opening appears to have been installed as a result of the rear extension and is not an original feature. Although the proposed first floor will cause some overshadowing to this window, the orientation of the properties and continuing degree of separation should ensure this impact will not be severe. It is also noted that no objection to the development has been received from the occupiers of No.4 Grove Avenue on this ground.

##### *Impact on the Future Occupiers*

Policy 9 of the Oldham LDF states that the council will ensure development does not cause significant harm to the amenity of the occupants and future occupants of the development. To this end, the development has been assessed against the 'Technical housing standard-nationally described space standards', March 2015. Given the scheme complies with these Standards it is concluded that the development will provide appropriate living space for the future occupants of the development.

Each dwelling will benefit from both front and rear gardens. Whilst these are noted to be minimal in area it is clear they will provide the future occupiers sufficient space for both bin storage and an area of private amenity space.

Given the above, it is considered that the impact on neighbouring amenity and the amenity of future occupiers is acceptable and in accordance with Policy 9 of the Oldham LDF Joint DPD.

## **Highways**

DPD Policy 5 requires that developments do not compromise pedestrian or highway safety and DPD Policy 9 states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.

Whilst it is noted the development will result in additional comings and goings from the site, it is clear the scheme has provided the future occupiers of each proposed dwelling an off-street car parking space and Grove Avenue, Cosgrove Road and Cosgrove Crescent all allow for on-street car parking.

The Council's highway engineer has been consulted and has raised no objection to the scheme.

Overall, the Council is satisfied that the number of dwellings proposed will not have an adverse or significant effect on the amount of traffic generated on the local highway network or detrimentally affect highway safety.

## **Trees**

Saved UDP policy D1.5 encourages, where possible, the retention of existing trees on development sites. Where losses are permitted, these should be compensated for by replacement planting.

The features with the greatest value in terms of biodiversity are the trees within the Brookdale Park to the rear of the application site.

To protect all the existing trees within the park during the construction works, it is considered appropriate to attach an appropriately worded condition for the submission of a scheme for tree protection measures, to be implemented during the construction period.

## **Open Space**

DPD Policy 23 states that all residential developments (regardless of their size) should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable, or that this is neither practicable nor desirable.

However, the guidance in the NPPG provides the Government's most up-to-date policy position with respect to the collection of tariff-style planning contributions and supersedes the requirement for all residential developments to contribute towards the provision and/or enhancement of open space as set out in Policy 23. Accordingly, no contribution towards public open space is required in this case.

## **Conclusion**

It is considered that the dwellings are acceptable in land use terms and would not have a harmful effect on neighbour amenity, nor have a detrimental impact on the character of the existing street scene. There are no adverse highways or other issues raised by this application. It therefore complies with DPD Policies 1, 3, 5, 9, 11, 20, 23 and Saved UDP policy D1.5 and consequently it is recommended that permission be granted subject to conditions.

## **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 plans and specifications, which are referenced as follows:

Drawing number: F01/MW/10, Rev. C, received 5th February 2019.

Drawing number: F01/MW/11, Rev. C, received 12th December 2018.

Drawing number: F01/MW/12, received 12th December 2018.

Drawing number: F01/MW/13, received 12th December 2018.

Drawing number: F01/MW/14, Rev. A, received 12th December 2018.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. Prior to any walls being constructed of the development hereby approved, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located

4. No development shall commence until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of the adjacent trees within Brookdale Park.
  - Details of the hardstandings and/or boundary treatments to be constructed within the root protection areas of all the adjacent trees in Brookdale Park

The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the entirety of the construction period.

Reason - To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence.









# **PLANNING COMMITTEE - BACKGROUND PAPERS**

## **REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE**

### **PLANNING AND ADVERTISEMENT APPLICATIONS**

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 defined by that Act.

### **THE BACKGROUND PAPERS**

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
  - The application forms
  - Plans of the proposed development
  - Certificates relating to site ownership
  - A list of consultees and replies to and from statutory and other consultees and bodies
  - Letters and documents from interested parties
  - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
  - The application forms
  - Plans of the proposed development
  - Certificates relating to site ownership
  - The Executive Director, Environmental Services' report to the Planning Committee
  - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

### **ADDITIONAL BACKGROUND PAPERS**

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.

