

# APPLICATION REPORT - HH/343821/19

Planning Committee, 18 December, 2019

**Registration Date:** 12/09/2019  
**Ward:** Saddleworth South

**Application Reference:** HH/343821/19  
**Type of Application:** Full Planning Permission

**Proposal:** Conversion of two cottages into a single dwelling house, rebuilding of front elevation and installation of rooflights.  
**Location:** 1 & 2 Wade Top, Uppermill, OL3 6BA  
**Case Officer:** Brian Smith

**Applicant** Mrs Hoskyn  
**Agent :** S. Ingram and Associates

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In accordance with the Council's Scheme of Delegation, the application is required to be determined at Planning Committee as the applicant is an employee of the Council.

## THE SITE

1 & 2 Wade Row comprise a pair of two-bed stone built dwellings, to the front of which are gardens and off road parking area.

## THE PROPOSAL

This application proposes the rebuilding of the front elevation in order to facilitate the conversion of the two dwellings into a single three bed dwelling, better reflecting recognised National Technical Housing Standards. This entails new structural openings of differing proportions to that existing, including bi-folding doors, to accommodate the resultant internal layout. Additionally, a vaulted ceiling is proposed which accounts for the inclusion of five roof lights.

## PLANNING HISTORY

None

## RELEVANT LOCAL PLAN POLICIES

Policy 9 - Local environment;  
Policy 20 - Design; and,  
Policy 24 - Historic Environment.

## REPRESENTATIONS

The application has been advertised by neighbour notification letter. No representations have been received.

No comments have been received from Saddleworth Parish Council.

## PLANNING CONSIDERATIONS

The main issues include residential amenity, design and impact on the Uppermill Conservation Area.

## **Residential Amenity**

DPD Policy 9 outlines that new development proposals must not have a significant adverse impact upon the amenity of neighbouring properties. It is considered that the substitution of the existing structural openings would have no additional implications for the occupiers of neighbouring properties, thereby ensuring compliance with the policy in this regard.

## **Design and impact on the Conservation Area**

The Planning (Listed Buildings and Conservation Areas) Act 1990, states that the primary duty of the Local Planning Authority in relation to Conservation Areas is to have special regard to the desirability of preserving and enhancing the historic interest which it possesses. DPD Policy 24 (Historic Environment) together with Part 16 (Conserving and enhancing the historic environment) of the NPPF reflect this duty.

With regard to the impact on the conservation area, the building does not feature prominently or make a significant contribution to the character and appearance of the area. Accordingly, notwithstanding the introduction of a contemporary element in the form of bi-folding doors, subject to the use of sympathetic materials in the form of reclaimed stone and stone surrounds, the proposed development would be compliant with the provisions of relevant local and national policies.

## **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 plans and specifications dated 27th August 2019, referenced DRAWING No.27'B'.

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 the rebuilding of the front elevation, samples of reclaimed stone to be used throughout the building works hereby approved, matching that of the existing building, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, 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 in the interests of the visual amenity of the area.

4. The mullions, sills and heads to the windows and external doors of the development shall be in natural stone of a colour and texture to match the existing stonework.

Reason - To ensure that the appearance of the development is acceptable in the interests of protecting both the character and appearance of the building and the area

within which the site is located.

5. All new window and door frames to the building shall be recessed a minimum of 75mm behind the external face of the stonework.

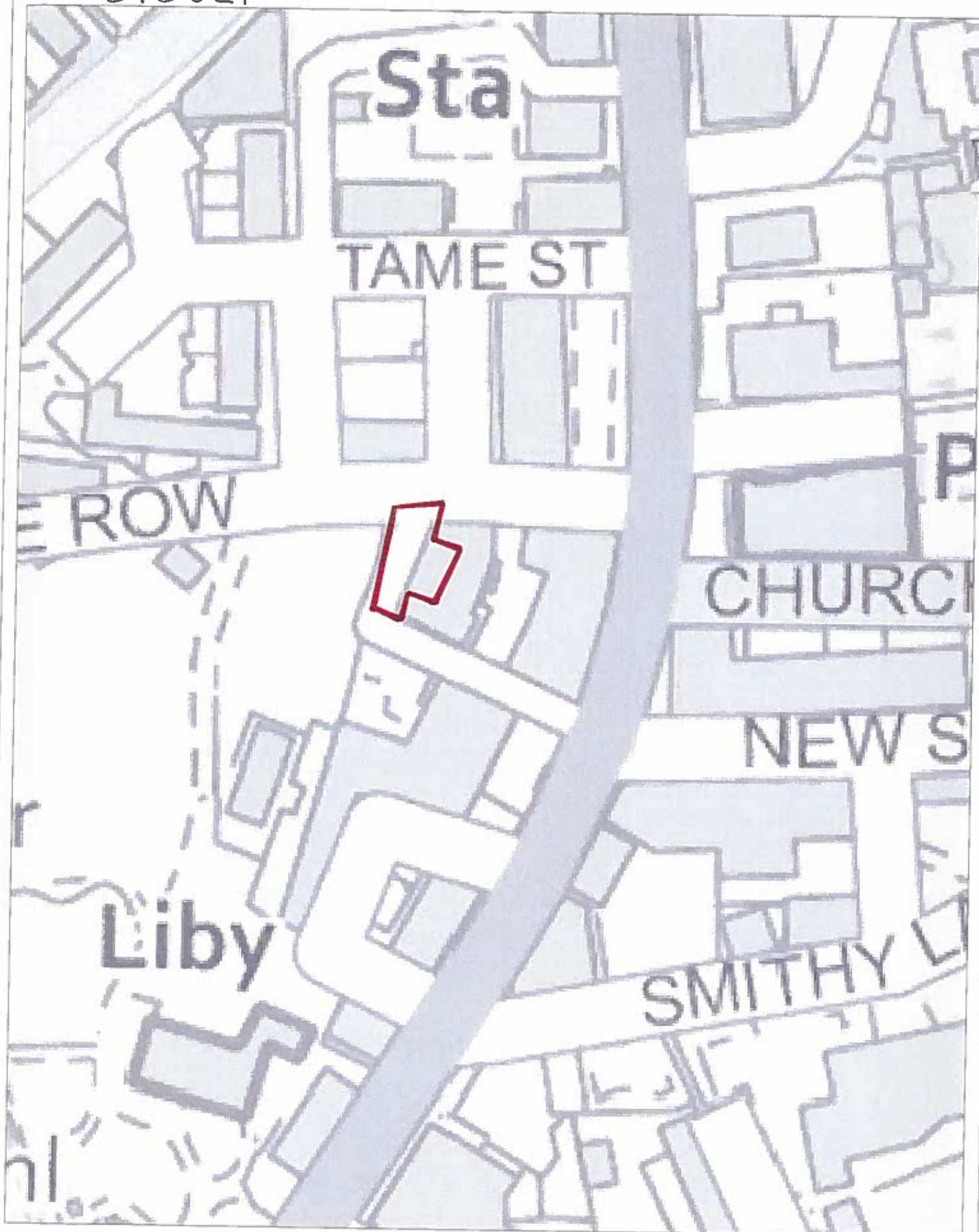
Reason - To ensure that the appearance of the development is acceptable in the interests of protecting both the character and appearance of the building and the area within which the site is located.

6. The roof lights hereby approved shall comprise conservation type windows, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter, the roof lights to be used throughout the development shall be fully compliant with the approved details.

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



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