

APPLICATION REPORT - HH/344152/19

Planning Committee, 18 December, 2019

Registration Date: 12/11/2019
Ward: Royton North

Application Reference: HH/344152/19
Type of Application: Full Planning Permission

Proposal: Proposed rear dormer
Location: 19 Harewood Drive, Royton, OL2 5TZ
Case Officer: Sophie Leech

Applicant Mr Lonsdale
Agent :

This application is being reported to Planning Committee as the applicant is related to a member of staff.

THE SITE

The site relates to a semi detached dormer bungalow located on the southern side of Harewood Drive, Royton. The streetscene is characterised by similarly designed dormer bungalows with many of the dwellings featuring front and rear dormers. The property has off road parking for two vehicles and there is a single garage located towards the rear of the site.

THE PROPOSAL

The application proposes a rear dormer measuring approximately 2.2m in depth, 4.4m in width and approximately 3m in height. The dormer will be clad in UPVC and there will be one obscured facing window.

PLANNING HISTORY

None

RELEVANT PLANNING POLICY

The development plan for the area is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham.

The following policies are relevant:

Policy 9 - Local Environment;
Policy 20 - Design.

REPRESENTATIONS

The application has been publicised by neighbour notification letters. No comments have been received.

PLANNING CONSIDERATIONS

Amenity

DPD Policy 9 seeks to ensure development does not result in unacceptable adverse impact on amenity to neighbouring residents. The proposed dormer is to be situated on the rear elevation. There will be one window opening located on the rear dormer which will be obscure glazed. This window will serve a shower room. Therefore, it is considered the dormer will have no adverse impact on neighbouring amenity.

Design

The proposed dormer will be clad in UPVC which will match in design to many other front and rear dormers seen within the streetscene. Therefore, it is considered that the dormer will have no detrimental impact on the character or appearance of the existing property or wider streetscene.

CONCLUSION

The application proposes a proportionate rear dormer to allow additional rear roof space. The dormer is of a scale which would not cause any undue overbearing impact or loss of amenity on any surrounding neighbours. Furthermore, the size and design of the dormer matches that of the existing front dormer and other dormers seen within the wider streetscene. As such, the proposal is considered to comply with the relevant development plan policies and guidance contained within the NPPF.

RECOMMENDATION

Approve; subject to 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 which are referenced as follows:

Location Plan
ADL10195504/2
ADL10195504/3

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

344152



Contact Us





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.

