

APPLICATION REPORT - HH/344160/19

Planning Committee, 28 January, 2020

Registration Date: 13/11/2019
Ward: Chadderton North
Application Reference: HH/344160/19
Type of Application: Full Planning Permission

Proposal: Single storey side and rear extension
Location: 140 Chadderton Park Road, Chadderton, OL9 0QT
Case Officer: Sophie Leech

Applicant Mrs Makinson
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 1930s style detached property located on the eastern side of Chadderton Park Road, Chadderton. The property occupies a spacious corner plot with the northern boundary fronting Chadderton Hall Road. The site is bound by a mixture of trees and vegetation and there is a hedge running along the principal elevation. The property has an existing access and dropped kerb onto Chadderton Park Road.

THE PROPOSAL

The application proposes a single storey side and rear extension. The single storey rear extension will measure 3.4m in depth, 13.2m in width, 4.35m in height and 2.5m in eaves height. This extension will join onto a new single storey side extension which will measure 7.8m in width, 10.1m in depth, 5.5m in height and 2.5m in eaves height.

PLANNING HISTORY

HH/341462/18 - Proposed garage conversion and raised roof with the erection of front and rear dormers - Approved 04/05/18
HH/340672/17 - Proposed garage conversion and rear dormer - Refused 18/10/17
PA/339204/16 - Erection of one detached dwelling within garden including demolition of garage at No.140 - Refused 22/11/16
PA/058501/10 - Erection of 1 detached bungalow - Withdrawn - 13/09/10
PA/058499/10 - Erection of 1 detached house - Refused - 21/09/10

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.

CONSULTATIONS

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 application property sits within a spacious plot, whereby the single storey nature of the extensions will not have any adverse impact on neighbouring amenity given their siting and proximity from adjacent boundaries. Furthermore, there are no side facing windows proposed on either of the extensions, therefore there is no potential for overlooking.

Design

DPD Policy 20 seeks to promote high quality design in all new development. The properties along Chadderton Park Road all vary in age, character, size and design. The proposed single storey extensions have been designed with monopitch and pitched roofs in order for the original character of the property to remain. It is considered that had the Applicant mirrored the unique roof design, the extensions would look at odds against the existing property. The external materials will match those of the existing property and the overall design is considered to be in keeping with the wider street scene, with regards to extensions that are of a similar proportion and scale.

CONCLUSION

The extensions are 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 extensions would not detract from the wider streetscene. As such, the proposals are 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
140CH 002
140CH 003

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.



