

# APPLICATION REPORT - HH/345149/20

Planning Committee, 26 August, 2020

**Registration Date:** 16/07/2020  
**Ward:** Chadderton Central

**Application Reference:** HH/345149/20  
**Type of Application:** Full Planning Permission

**Proposal:** Single storey side extension  
**Location:** 39 Lindale Avenue, Chadderton, OL9 9DW  
**Case Officer:** Sophie Leech

**Applicant** Entwistle  
**Agent :** Clearview Home Improvements

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This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been submitted by a Senior Council Officer.

## RECOMMENDATION

Approve, subject to the following conditions:

### THE SITE

The site relates to a semi-detached property located on the southern side of Lindale Avenue. The area is predominantly residential and there is a mix of two storey dwellings and bungalows surrounding the site. The property sits on a corner plot with Lindale Avenue and Arnside Avenue and has off road parking to the front. There is an attached single storey garage and to the rear there is a private garden.

### THE PROPOSAL

The application proposes a single storey side extension which will adjoin the rear of the existing garage. The extension will measure 3.53m in depth, 2.3m in width, approximately 3.23m in height and 2.15m in eaves height.

### RELEVANT HISTORY OF THE SITE

None

### RELEVANT POLICIES & GUIDANCE

Policy 9 – Local Environment  
Policy 20 – Design  
NPPF

### REPRESENTATIONS

The appropriate neighbouring properties were notified of the application by neighbour notification letter. No representations have been received to date. The consultation period expires on the 19th August 2020, therefore if any comments are received they will be reported on the late list.

### PLANNING CONSIDERATIONS

Policy 9 of the DPD sets out that the Council will protect and improve local environmental quality and amenity by: ensuring development does not cause significant harm to the amenity of the occupants and future occupants; by ensuring there is no significant harm on neighbouring privacy and outlook, and lastly by ensuring there is no significant loss of light. 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.

### **Design & Appearance**

The proposal is small scale and will not appear overbearing when viewed from the street scene. The roof design will consist of a monopitch roof which will match the existing roof structure seen on the garage, whilst the external materials will match the main property which is acceptable and therefore will not harm the visual amenity of the street scene or existing property. As a result, the proposal accords with Policy 20.

### **Residential Amenity**

Due to the siting of the extension, there will be no adverse impacts on neighbouring residential amenity with regards to loss of light or outlook. As a result, the proposal accords with Policy 9.

### **CONCLUSION**

The application is considered to accord with relevant development plan policies and guidance contained within the NPPF and is therefore recommended for approval.

### **Recommended 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  
Block Plan  
39200620 - 15/07/2020

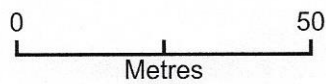
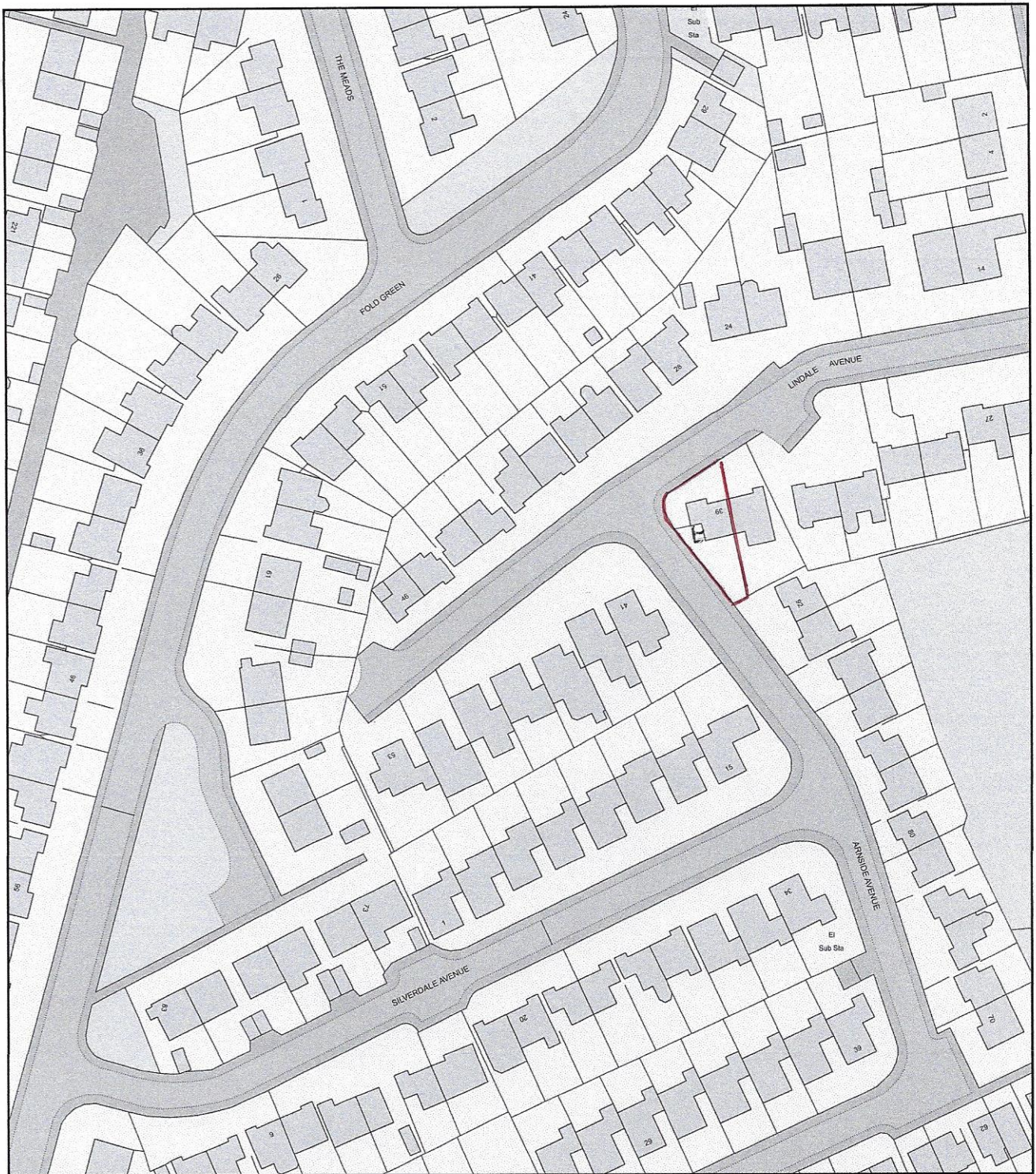
Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

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 acceptable having regard to Policy 20 of the Oldham Local Plan.



entwistle 392200620 - 1250



Plan Produced for: entwistle 392200620  
Date Produced: 06 Jul 2020  
Plan Reference Number: TQRQM20188160550926  
Scale: 1:1250 @ A4



# **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.