

APPLICATION REPORT - HH/345153/20

Planning Committee, 16 September, 2020

Registration Date: 17/07/2020
Ward: Saddleworth South

Application Reference: HH/345153/20
Type of Application: Full Planning Permission

Proposal: Two storey rear extension
Location: 2 Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT
Case Officer: Sophie Leech

Applicant Agent : Mr Sheldon

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the applicant is related to an Elected Member of the Council.

RECOMMENDATION

To refuse for the reason set out at the end of this report:

THE SITE

The site relates to a Grade II listed building, built circa 1730 which is located on the northern side of Tunstead Lane in the small hamlet of Tunstead, approximately 600m north east of the village of Greenfield. There are a number of listed buildings in the Tunstead area and all buildings are characterised by traditional stone and slate. The site lies within the Green Belt and is close to the Peak District National Park.

THE PROPOSAL

This application seeks planning permission and listed building consent for a two-storey rear extension. The extension would measure approximately 3m in depth, 5.8m in width, approximately 5.3m in height and 4.15m in eaves height. The extension would have a sloping mono-pitched roof and the external materials would be stone and slate.

There would also be a number of windows inserted on the rear elevation of the extension, along with a new roof to the existing single storey extension and a new set of patio doors to the side elevation of the two-storey extension.

RELEVANT HISTORY OF THE SITE

None

RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is located within the Green Belt on the Proposals Map pertaining to the Local Plan. The following policies are relevant.

Policy 9: Local Environment

Policy 20: Design
Policy 22: Protecting Open Land
Policy 24: Historic Environment

CONSULTATIONS

None

REPRESENTATIONS

The application has been advertised by means of a site notice, press notice and individual neighbour notification letters. No representations have been received as a result of such publicity measures.

PLANNING ASSESSMENT

The main issues to consider in this instance include design matters, residential amenity and the wider implications for the character and setting of the listed building within the Green Belt.

Design and impact on the character and appearance of the listed building

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires the applicant to describe the significance of the heritage asset including any contribution made by its setting with the level of detail proportionate to the assets' importance.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance, great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be.

A design, access and heritage statement has been submitted with the application, however, this does not justify the proposed works in relation to the potential harm to the listed building. The statement considers no features/fabric associated with the historic element of the building which would be directly affected, namely the rear section dating from the 1730s. An addendum was submitted on the 28th August 2020 to describe the changes and justification for the proposed works.

The proposed extension is located to the rear of the building where there is an existing single storey addition. Three windows of varying styles are also evident on the rear elevation.

The proposed extension will incorporate part of the existing single storey. Although covering two storeys it would have a squat appearance with the eaves created at a lower level to the main building below a mono-pitch roof which continues down from the rear wall, albeit at an angle slightly askew of the main roof pitch.

Four rear facing windows are proposed which appear of varying scales and alignment, and which dominate the rear wall. In particular the upper floor features a corner window, which unlike its neighbours omits incorporates a single large glazed panel.

This design is reflected on a linked window which occupies the side elevation. Below the side window the existing opening has been enlarged to create a pair of French doors, which again fail to respect the historic character of the building.

Whilst it is noted that timber windows with stone surrounds and matching stone flags to the roof are proposed, this does little to relieve the otherwise incongruous scale and detailing of the extension.

The existing rear elevation has few windows and the stonework would suggest none have been blocked up. It is clear that this was designed in such a way for a particular reason. The applicant suggests that there could have been limited windows as the rear of the site is north facing, therefore preferring to have the building sealed from the weather. In addition, the statement notes that the existing bay window is not an original feature.

The applicant states that the corner window has been designed to the same dimensions and style as the existing window to be covered. However, as that window itself differs from the other original openings, it is unclear what the justification is for such replication as the context of the window will change significantly from the existing building. Its setting on the corner of the building also fails to reflect the existing feature.

It would seem reasonable to conclude that the works subject of this application would result in 'less than substantial harm' in the context of NPPF Paragraph 196. In such circumstances, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The applicant has presented a case for the resulting public benefits, stating that *"although the extension will cover some of the rear of the grade II listed building it will not impact on the front of the building where the visual story of the property is most prevalent (same stonework as being covered at the rear). Furthermore, from any public area the building would appear unchanged and able to tell its story regardless of the extension"*.

The building is listed for its historic or architectural interest in its entirety, and this includes its historic context and setting. The fact that the works are not being undertaken on a principal elevation, does not diminish the importance of ensuring the character and appearance of the building as a whole is protected.

Additionally, the Applicant states that *"in the future if anybody wished to remove the proposed extension to reveal the original building this could be done with ease. Bar the stonework under the upstairs window (which will form the bedroom doorway) and a small hole for placement of a steel all other elements of the original building will remain intact. (and better preserved as they will be shielded by the proposed extension from the elements"*.

This appears to be a simplistic assessment of the work involved in construction of the extension, including intrusive works to construct the links between the existing and new building fabric. As the exterior will now form an internal wall to kitchen and bedroom, it is reasonable to assume that the future owners will wish to install some form of decoration on the original fabric.

It is clear that there are no public benefits arising from the proposal, and therefore, it must be concluded that the development will harm the historic significance of the heritage asset, contrary to the provisions of the Act, and both national and local planning policies.

Residential Amenity

In terms of safeguarding neighbouring properties existing amenity levels, Development Management Policy 9 stipulates that proposed development should not cause significant harm through impacts including loss of privacy, safety and security, noise, pollution, access to daylight or other nuisances.

With the exception of the adjoining Number 1 Lower Tunstead, there are no immediate neighbouring properties. With this in mind, it is apparent that the siting of the proposed extension would have few, if any implications in this regard.

Green Belt

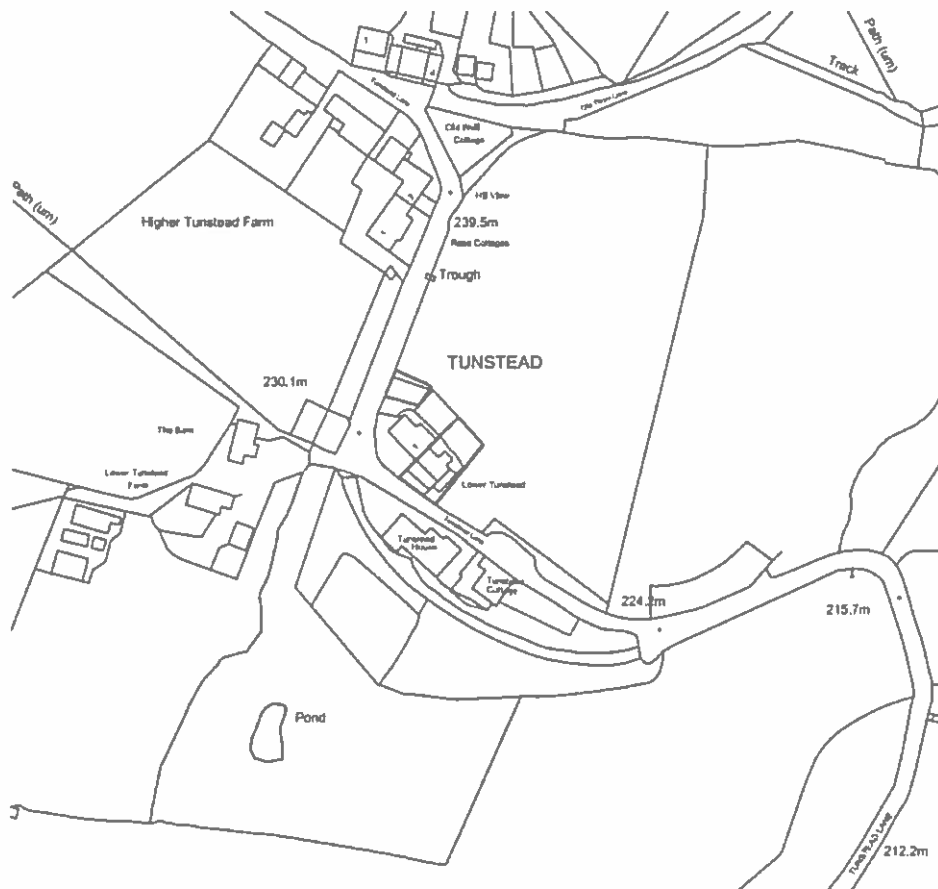
Paragraph 145 of the NPPF stipulates that a local planning authority should regard the construction of new buildings as inappropriate forms of development within the Green Belt subject to a number of exceptions. One such exception is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling. Considering the cumulative volume of the proposed extension and the earlier single storey extension would not strictly represent a disproportionate extension over and above the size of the original dwelling, it is evident that the proposed extension would not represent an inappropriate form of development in this instance, thereby ensuring compliance with both local and national policies in this regard.

Conclusion

To conclude, the local planning authority is satisfied that the implications in respect of both residential amenity and the Green Belt are acceptable. However, allowing for the conclusions in respect of the implications for the character and appearance of the listed building, and subsequent conflict with the aims of the aforementioned local and national policies concerning the historic environment, this application cannot be supported.

REASON FOR REFUSAL

1. The proposed extension represents a visually incongruous additional to the historic building by reason of its appearance, scale and fenestration. As such it would cause 'less than substantial harm' to the significance of a heritage asset, as assessed by Paragraph 196 within the NPPF. No public benefits have been demonstrated to outweigh the identified harm, and therefore, the proposal would be contrary to the requirement of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies 9, 20, and 24 of the Oldham Local Development Framework and Part 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.



Location Plan
1:1250

