

APPLICATION REPORT - HH/345289/20

Planning Committee 11 November 2020

Registration Date: 14/08/2020
Ward: Saddleworth West And Lees

Application Reference: HH/345289/20
Type of Application: Full Application

Proposal: Proposed front and rear dormers and alterations to rear elevation.
Location: 12 Ashfield Crescent Springhead OL4 4NX
Case Officer: Brian Smith
Applicant: Miss Vita Price
Agent : Mr Curtis Martyn

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

RECOMMENDATION

Approve subject to conditions.

THE SITE

12 Ashfield Crescent Springhead comprises a brick built semi-detached 3 bed bungalow under a tiled roof situated within an area largely populated by dwellings of a similar size and appearance. Currently two bedrooms are situated at the ground floor level whereas a third is situated at first floor level within the existing roof space.

THE PROPOSAL

An earlier application in respect of front and rear dormers was refused on the grounds that the proposed front dormer would dominate the existing front roof plane detracting from the character and appearance of the existing dwelling and the wider street scene to the detriment of the visual amenity of the area.

This latest application again proposes box type dormers to the front and rear albeit of differing depth as a means to address the earlier concerns. More specifically the proposed front and rear dormers which each measure approximately 6m in width will be set back approximately 1.5m and 400mm from the line of the eaves respectively. In turn a minimum width of 200mm will be maintained between the cheeks of the dormers and the edge of the gable verge. The dormer walls will feature tiles similar to the existing roof tiles and concrete tiles are proposed on the lean-to roofs which will extend up to the existing ridge height.

The new accommodation at first floor level comprises two new bedrooms each with bathroom/shower room.

RELEVANT PLANNING HISTORY

HH/344527 Front and rear dormers and alterations to rear. Refused 6 May 2020

RELEVANT PLANNING POLICIES

The Development Plan is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham.

The following policies are relevant to the determination of this application.

Joint Development Plan Document

Policy 09 - Local Environment

Policy 20 - Design

REPRESENTATIONS

Saddleworth Parish Council recommend that the application be approved

PLANNING CONSIDERATIONS

The main issues to consider include both residential and visual amenity.

Residential Amenity

In terms of safeguarding neighbouring properties existing amenity levels 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.

In this regard it is considered that sufficient distance would be maintained between the rear dormer bedroom and those neighbouring dwellings immediately to the rear on Bateson Drive to avoid any meaningful intrusion of privacy. In any event a rear dormer would qualify as permitted development in its own right. Further in the absence of any dwellings on the opposite side of Ashfield Crescent the front dormer would usually have few privacy implications.

Accordingly the proposed development is found to be fully compliant with the provisions of Policy 9 in this regard.

Visual Amenity and Design

Development Management Policies 9 and 20 recognise the contribution that high quality design can make to regeneration and sustainable development.

In this regard the proposed front dormer subject of this latest application represents a considerable improvement upon the earlier application insofar as it would no longer dominate the front roof plane. Further its size and scale would be comparable with that associated with existing front dormers at both nos.4 & 6 Ashfield Crescent.

Insofar as the proposed rear dormer is concerned allowing for the aforementioned fall-back position and considering the dormer would not feature prominently in the street scene its introduction would continue to comprise a satisfactory form of development.

Accordingly the provisions of Policies 9 and 20 are equally met in this regard.

CONCLUSION

The proposed development would not have any unacceptable impacts on neighbouring or visual amenity. As such the proposal would comply with the above policies of the Local Plan

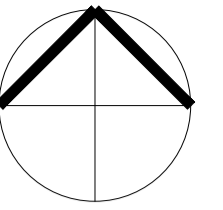
and the NPPF. Therefore in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act the proposal therefore merits approval.

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. 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 be consistent in terms of colour, size and texture with 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.



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For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

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PLANNING

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Project Name			
ASHFIELD CRESCENT			
Drawing Title			
1922_(20) LOCATION PLAN			
1922	1922	1922	1922

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.