

APPLICATION REPORT - HOU/346471/21
Planning Committee 9th June 2021

Registration Date: 26th March 2021
Ward: Saddleworth South

Application Reference: HOU/346471/21
Type of Application: Householder

Proposal: Single storey side extension & alterations
Location: Morley Bunkers, Tunstead Lane, Greenfield, Oldham, OL3 7NY,

Case Officer: Brian Smith
Applicant Mr. Graham Sheldon
Agent : Mr. Ken Waddington

INTRODUCTION

In accordance with the Council's scheme of delegation, this application shall be determined at Planning Committee since the applicant is an elected member of the council.

RECOMMENDATION:

It is recommended that the application is approved subject to the conditions set out below:

THE SITE

This application concerns a three storey former weavers cottage dating from the late 18th century which, together with the neighbouring Morley Cottage, was afforded listed status in July 1986. The building has been subject of numerous alterations and additions over the years comprising:

- (i) Early 19th century two storey addition at its northern end, which now forms the neighbouring cottage.
- (ii) Early 20th century two storey extension at its southern end featuring a lean-to roof, understood to be built prior to 1933.
- (iii) More recent addition of single storey extension forming hall and kitchen at the eastern end of the building together with alteration to existing openings.

THE PROPOSAL

Permission is sought for a single storey side extension spanning the cumulative depth of the earlier extensions at the southern end of this dwelling forming a kitchen extension, cloaks/boot room and wc. In comparison with an earlier proposal which was refused and subsequently dismissed at appeal (see history section of this report) the width of the proposed extension has subsequently been reduced from approximately 4.1m to 2.4m. A dual pitched gable roof will key in with the roof of the earlier single storey extension. Matching materials are proposed throughout.

An associated application for Listed Building Consent is also included on this agenda

RELEVANT PLANNING HISTORY

HH/344437/20 – Householder application in respect of single storey side extension and alterations – Refused 20th March 2020 and subsequently dismissed at appeal on the 17th December 2020.

LB/344436/20 – Listed Building Consent application in respect of single storey side extension and alterations – Refused 20th March 2020 and subsequently dismissed at appeal on the 17th December 2020.

PA/034110/96 - Listed Building Consent in respect of single storey extension forming wc, hall and kitchen together with alterations to existing openings - Approved 23/05/96

PA/034109/96 - Householder application in respect of a single storey extension forming wc, hall and kitchen together with alterations to existing openings - Approved 23/05/96

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The site is located within the Green Belt.

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

Policy 09 - Local Environment

Policy 20 - Design

Policy 22 - Protecting Open Land

Policy 24 - Historic Environment

National Planning Policy Framework

REPRESENTATIONS

The application has been advertised by press and site notice, and by direct neighbour notification. No representations have been received.

Saddleworth Parish Council recommends that this latest proposal be approved.

CONSULTATIONS

Highways Officer – No objections

PLANNING CONSIDERATIONS

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

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that, in considering whether to grant 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.

Oldham Local Plan Policy 24 reflects these objectives.

In terms of the provisions of Paragraph 193 of the National Planning Policy Framework, 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.

With the above in mind, no features/fabric associated with the most historic element of the building would be directly affected, namely that dating from the 18th Century. Therefore, it is considered that the works subject of this application would result in less than substantial harm in this instance. NPPF Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Insofar as the earlier appeals are concerned, the Inspector concluded that the increased footprint of the property, and in turn the resultant elongation of the building, would detract from its historic core by reason of its strong vertical emphasis being diminished and involve unwelcome intrusion of its existing setting, thereby contributing to a rather squat addition that would have an uncomfortable relationship with the building's scale, proportions and form.

Furthermore, it was remarked that the excessive use of rooflights and the introduction of poorly proportioned structural openings, including modern bi-fold doors, and the substitution of a rear doorway with a 3-light window would fail to articulate the pattern of fenestration associated with the host property, thereby eroding the solidity of its appearance.

The latest plans propose a considerably smaller extension displaying much improved proportionality with the host building, thereby ensuring that its vertical emphasis is not unduly compromised in this instance. Furthermore, the omission of roof lights and the offending structural openings which formed part of the earlier scheme would further contribute to a much-improved extension.

Accordingly, notwithstanding the absence of any public benefits, insofar as the outcome of this application is concerned, it would seem reasonable to conclude that the harm caused in this instance should not be signify refusal of the application.

Implications for Green Belt

NPPF Paragraph 145 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.

For the purposes of this report, following examination of historic mapping, the aforementioned 20th Century lean-to-addition is considered to form part of the original building since it appears to pre-date 1st July 1948.

Accordingly, considering the cumulative volume of the proposed extension and the earlier single storey extension would not appear as 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.

Residential Amenity

Local Plan 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 Morley Cottage, there are no immediate neighbouring properties. With this in mind, it is apparent that the siting of the proposed extension at the

southern end of Morley Bunkers and its subsequent low-lying nature would have no implications in this regard.

Conclusion

To conclude, the implications in respect of the historic significance of the host building, residential amenity and the Green Belt would be acceptable, thereby ensuring compliance with the aforementioned local and national policies which concern such matters. As such, it is recommended that this application be approved.

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 No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policies 20 and 24 of the Oldham Local Plan

4 The mullions, sills and heads to the windows and external doors of the development shall be in natural stone of a colour and texture to match the proposed stonework.

REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

5 All new window and door frames to the building shall be recessed a minimum of 75mm behind the external face of the stonework.

REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

6 All rainwater gutters shall be in square section and coloured black and all rainwater pipes shall be in round section also coloured black. All such items to be kept so coloured unless otherwise approved in writing by the Local Planning Authority.

REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

7 The development hereby approved shall be erected without bargeboards to verges and fascia boards to eaves. All roof to wall joints shall be in a cement fillet and gutters shall

be supported by means of either stone corbels or cast-iron brackets, painted black and kept so coloured unless otherwise approved in writing by the Local Planning Authority.

REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

SITE LOCATION PLAN

