

## **APPLICATION REPORT - HOU/347304/21**

Planning Committee: 15 September 2021

**Registration Date:** 26<sup>th</sup> July 2021  
**Ward:** Failsworth East

**Application Reference:** HOU/347304/21  
**Type of Application:** Householder

**Proposal:** Removal of existing conservatory and construction of single storey extension to the rear, and new bay window construction to the front elevation.

**Location:** 6 Pool Fold, Failsworth, Oldham, M35 9GT

**Case Officer:** Abiola Labisi

**Applicant:** Mr. Ellis Garry

**Agent :** Mr. Joe Jennings

### **RECOMMENDATION**

It is recommended that the Committee resolves to grant planning permission, subject to the conditions set out in this report.

### **INTRODUCTION**

This planning application is referred to Planning Committee because the applicant, Mr. Ellis Garry, is the son of Councillor Elaine Garry. As such, in accordance with the Council's Scheme of Delegation and in the interests of transparency, the application requires a planning committee determination.

### **THE SITE**

The application site is located at 6 Pool Fold, Failsworth. The site forms part of a modern residential development of relatively large two storey detached dwellings of various designs within a cul-de-sac configuration. The site is located at the end of the cul-de-sac and is well set back from the public highway.

### **THE PROPOSAL**

This application seeks planning permission for the demolition of an existing conservatory and its replacement with the erection of a single storey rear extension. However, the application also includes a proposed ground floor front elevation bay window.

The proposed rear extension would utilise the footprint of the existing conservatory and would be approx. 3.5m in ridge height. The proposed bay window would project beyond the front wall by approx. 0.3m with a width of approx. 2.1m.

In terms of external finish materials, the rear extension would be built using facing brick for the walls and interlocking concrete tiles for the roof. The bay window would also have its base finished in facing brick.

## **PLANNING CONSIDERATIONS**

The main issues to consider are:

1. The design of the proposed extensions and whether this integrates with the character of the surrounding area; and,
2. The impact of the proposals on the amenity of the occupiers of neighbouring properties.

### **Design, appearance, and integration with local character**

Policies 9 and 20 of the Oldham Local Plan require that developments are visually attractive as a result of good architecture, layout and are sympathetic to local character and history, including the surrounding built environment. This approach is echoed by paragraph 130 of the National Planning Policy Framework.

The proposed rear extension would not lead to any significant increase in footprint and would be of a scale that is considered to be proportionate to the host property. Furthermore, it would be located to the rear of the building where it would not feature within the street scene thus limiting any potential impact on visual amenity. It would be built using external finish materials that are similar to those of the existing dwelling and a condition requiring this is attached to the recommendation.

The proposed bay window would not project significantly from the front wall and would be set back from the public highway. This, coupled with its width, would minimise any potential impact on street scene. In any case, there are properties in the area with similar bay window features, and therefore this element of the proposal would not be contrary to the general pattern of development in the area.

### **Residential Amenity**

Policy 9 of the Oldham Local Plan provides that development should not cause significant harm to the amenity of the occupants and future occupants of the development or to existing and future neighbouring occupants or users through impacts on privacy, safety, security, noise, visual appearance of an area and access to daylight amongst others.

Having regard to its scale and location in relation to neighbouring properties the proposed rear extension would not lead to any significant adverse overbearing or overshadowing effect. There would also be no overlooking of neighbouring private amenity areas as a result of the rear extension proposed.

Similarly, by virtue of its location and scale, the proposed bay window would not lead to any significant adverse impact on the residential amenity of the occupiers of neighbouring properties.

## **CONCLUSION**

Having regard to its scale and design, it is considered that the proposal would not lead to any significant adverse impact on the character of the area neither would it detract significantly from the amenity of the occupiers of neighbouring properties.

The proposal would therefore be in accordance with relevant provisions of Oldham Local Plan Policies 9 and 20, as well as relevant provisions of Section 12 of the National Planning Policy Framework.

## **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.

# SITE LOCATION PLAN

