

APPLICATION REPORT – HOU/348488/22
Planning Committee – 8th June 2022

Registration Date: 11th February 2022
Ward: Saddleworth South

Application Reference: HOU/348488/22
Type of Application: Householder

Proposal: Single storey rear extension

Location: 1A Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT

Case Officer: Sophie Leech
Applicant: Mr David Sheldon
Agent: Mr Kenneth Waddington

INTRODUCTION

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

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

THE SITE

The site relates to a two storey semi-detached dwelling which is a Grade II listed building, built circa 1730 and 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.

BACKGROUND

Previous Applications (reference numbers HH/345153/20 and LB/345154/20) proposing single and two storey rear extensions to the property were refused by the Planning Committee at their meeting on 14 October 2020. Subsequently, the applicant lodged appeals with the Planning Inspectorate which were both dismissed by on 15 March 2021. The Inspector concluded that the proposals *“would fail to preserve the special interest of the listed building. The scheme would fail to satisfy the requirements of the Act, paragraph 192 of the Framework and Policies 9, 20 and 24 of the Oldham Local Plan 2011”*.

This was followed by amended application (reference numbers HOU/346670/21 and LBC/346671/21) which were also refused by the Planning Committee at their meeting on 7 July 2021. Subsequently, the applicant lodged appeals with the Planning Inspectorate which were both dismissed by on 25 April 2022. The Inspector concluded that the proposals *“would*

harm the significance of the Grade II listed building. The proposal would therefore conflict with Policies 9, 20 and 24 of the Oldham Local Development Framework”.

The third amended application (reference number LBC/347521/21) was refused by the Planning Committee at their meeting on 16 February 2022.

PROPOSAL

Householder planning permission is now sought for a single storey rear extension. The extension would measure 6.6m in width, 3.1m in depth and approximately 4m in height from the lowest ground level. The materials would be to match the existing stone / slate.

RELEVANT PLANNING HISTORY

LBC/347521/21 – Single and two storey rear extensions – Refused (16/02/22)

HOU/346670/21 – Single and two storey rear extension – Refused (07/07/21) – Appeal Dismissed

LBC/346671/21 – Single and two storey rear extension – Refused (07/07/21) – Appeal Dismissed

HH/345153/20 – Two storey rear extension – Refused (20/10/20) – Appeal Dismissed

LB/345154/20 – Two storey rear extension – Refused (20/10/20) – Appeal Dismissed

RELEVANT PLANNING POLICIES

The following policies of the Joint Core Strategy and Development Management Policies DPD (the “Joint DPD” of “Local Plan”) are relevant to the determination of this application:

Policy 9 – Local Environment;
Policy 20 – Design;
Policy 22 – Protecting Open Land; and,
Policy 24 – Historic Environment.

National Planning Policy Framework (NPPF)

CONSULTATIONS

Conservation Officer: No objections.

REPRESENTATIONS

The application has been advertised by means of neighbour notification letters, site notice, and press notice. No representations have been received in response.

PLANNING CONSIDERATIONS

The proposal falls to be assessed against Policies 9 – Local Environment, 20 – Design, 22 – Protecting Open Land and Policy 24 – Historic Environment of the Oldham Local Plan.

Policy 9 seeks to protect the amenity of neighbouring properties by ensuring development does not cause significant harm to the amenity of the occupants or future occupants of the application site and neighbouring occupants through loss of privacy, safety and security, noise, visual appearance or other nuisance.

Policy 20 seeks to ensure development proposals respect the character and appearance of an area by achieving well designed buildings.

Policy 22 states that developments within the Green Belt will be permitted in accordance with guidance in the National Planning Policy Framework (NPPF).

Paragraph 147 of the NPPF states that construction of new buildings within the Green Belt will represent inappropriate development. Exceptions to this include the extension of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

Local Plan Policy 24 – Historic Environment seeks to protect, conserve and enhance heritage the architectural features of assets and their settings, including Listed Buildings. Alterations to Listed Buildings must serve to protect or enhance its special interest and its setting. A full assessment on the impact on the Heritage Asset and the relevant sections of the town and County Planning Act and the NPPF is contained within the accompanying report for Listed Building Consent LBC/348487/22.

Single storey rear extension:

The proposed extension would not have a significant impact on the amenity of the neighbouring property in terms of overlooking or overshadowing due to its size, projection and design.

The design of the proposed extension would respect the character and design of the host dwelling and would not cause harm to the visual amenity of the dwelling as a whole or the surrounding area.

As the proposed extension is single storey only and it would not project significantly from the rear wall of the host dwelling, it would not harm the openness of the Green Belt. In addition, given its modest projection, the proposal would not represent a disproportionate addition in this instance.

The proposal for a single storey rear extension would be subservient to the Grade II listed building and would not appear over dominant or out of character owing to a similar roof design and matching materials.

The proposed development would remove the later 1930's single storey rear extension and unsympathetic ground floor windows and replace it with a modest addition. The single storey rear extension would be constructed out of appropriate materials, subject to a samples condition, and designed to serve to enhance the heritage asset, compared to the existing structure, with regards to the proposed roof pitch and stone mullions.

In addition to this, the single storey rear extension would allow the smaller coursed stonework at first floor level to remain visible and unaffected. The later addition bay window on the ground

floor rear elevation will be replaced with a new window with stone head cills. This is a positive change as the later addition bay window does not make a positive contribution to the special interest of the building. The existing quoin detail to the left-hand side of the rear elevation will also remain visible which is acceptable.

CONCLUSION

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

RECOMMENDED CONDITIONS

Grant planning permission, subject to the following 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. Prior to the construction of any external walls or replacement of the rear bay window, samples of the coursed stone, stone slate roof and stone window surrounds should be made available on site and shall thereafter be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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 listed building and area having regard to Policy 20 and Policy 24 of the Oldham Local Plan.
4. Each of the proposed timber framed windows should have a maximum glazing profile of 14mm. Further, the thickness of the frames should be no more than existing within the property and be painted a heritage white colour. REASON - To protect both the character and appearance of the listed building having regard to Policies 20 and 24 of the Oldham Local Plan.
5. All new windows 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 listed building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):

1A Lower Tunstead Lane
Greenfield OL3 7NT

Location plan

Scale 1:1250 at A4

