

**APPLICATION REPORT – HOU/349204/22
Planning Committee 24th August 2022**

Registration Date: 2nd June 2022
Ward: Royton North

Application Reference: HOU/349204/22
Type of Application: Householder

Proposal: Single storey rear extension including new pitched roof to existing garage

Location: 1 Longdale Close, Royton

Case Officer: Mr Osian Perks
Applicant: Mr Micheal Harrison
Agent: Mr Gee

INTRODUCTION

In accordance with the Council's Scheme of Delegation the application is referred to Planning Committee for determination as the applicant is a familial relation of an elected member.

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 application site is located on the western side of Longdale Close near its junction with Camberwell Way to the south. The site comprises a two-storey semi-detached dwellinghouse faced in red brick with concrete tiled roof and is forms part of an established residential area of similar properties. A garage adjoins the side elevation of the dwelling which has a flat roof.

THE PROPOSAL

Planning permission is sought for the erection of single storey rear extension which would project 3.5m beyond the main rear elevation and spans the full width of the dwelling and garage (10.4m). It would be built with a pitched roof which would also extend over the existing garage. External steps would abut the rear elevation of the proposed extension to provide access to the garden from the patio doors.

RELEVANT PLANNING HISTORY

N/A

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The following policies are relevant to the determination of this application:

Policy 9 - Local Environment; and,
Policy 20 – Design.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters. No responses have been received.

PLANNING CONSIDERATIONS

The main material considerations are:

1. Residential amenity; and,
2. Design and integration with local character.

Residential Amenity

DPD policy 9 seeks to protect the amenities of the occupants of residential properties by ensuring adequate outlook, levels of natural light and privacy.

By virtue of its height and depth the proposed rear extension is not considered to cause an unacceptable loss of light to, nor would it have an oppressive impact upon the occupants of the adjoining dwelling, no.3 Longdale Close.

By virtue of the extension's size and the distance of separation between it and the properties fronting Denbydale Way to rear of the site, it is not considered that it would have an oppressive impact upon, nor would it cause an unacceptable loss of light or privacy to the occupiers of these properties.

Whilst the extension and the pitched roof over the garage would be positioned very close to the boundary with No.6 and No.8 Camberwell Way, given the height of the development, the position of the pitched roof in relation to the application property and the distance of separation between the development proposed and the rear elevation of these neighbouring properties, it is not considered it would cause unacceptable loss of light nor would it cause an oppressive impact.

Whilst the external steps proposed would provide limited views of the neighbouring properties, they would function primarily as transient space between the rear garden and the house. As such it is considered that their erection would not result in an unacceptable loss of privacy to the occupants of neighbouring dwellings.

In light of the above, it is considered that the proposed development would accord with the residential amenity aims of DPD policy 9.

Design

DPD Policy 9 'Local Environment' states that it is necessary to consider how a proposed development impacts on the visual appearance of the existing building. DPD Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.

By virtue of its size and design, the proposed development would appear as a sympathetic and subservient addition to the application property.

In light of the above, it is considered that the proposed development would accord with the visual amenity aims of DPD policies 9 and 20.

CONCLUSION

The proposal accords with the objectives of Policies 9 and 20 of the Local Plan and relevant policies contained within the National Planning Policy Framework. Therefore, the application is recommended for approval.

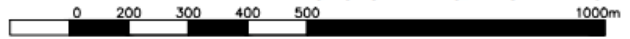
RECOMMENDATION

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. 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 not detrimentally affected by the proposed extension.

SITE LOCATION PLAN (NOT TO SCALE):

**SPECIFICATIONS AND STRUCTURAL DRAWINGS
DO NOT SCALE FROM THIS DRAWING**



LOCATION PLAN 1:250