

**APPLICATION REPORT – HOU/349252/22
Planning Committee 24th August 2022**

Registration Date: 15th June 2022
Ward: Chadderton Central

Application Reference: HOU/349252/22
Type of Application: Householder

Proposal: Single storey rear extension

Location: 1079 Middleton Road, Chadderton

Case Officer: Mr Abiola Labisi
Applicant: Ms. Tanya Farrugia
Agent: Mr. Ian Tuncliffe

INTRODUCTION

In accordance with the Council's Scheme of Delegation the application has been referred to the Planning Committee for determination since the applicant is an employee of Oldham Council in a senior management role.

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 is located on the south side of the A669 Middleton Road within a residential area characterised by two storey terraced dwellings. The site is located at the end of a terrace of dwellings and is adjacent an unmade track which leads to some other residential development to the rear of the site.

THE PROPOSAL

The proposal relates to the erection of a single storey rear extension which would project beyond the side wall by approx. 4m with a depth of approx. 7.9m, matching that of the existing dwelling. In terms of external finish materials, the extension would be built using red brick for the walls and Welsh slates for the roof, to match those of the existing dwelling.

RELEVANT PLANNING HISTORY

FUL/346799/21 – Permission granted for the change of use of land forming part of highway to domestic use on 03/09/2021.

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 site is unallocated in the Proposals Map associated with this document.

As such, the following policies are relevant to the determination of this application:

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

CONSULTATIONS

Highways Engineer: No objection

Environmental Health: No objection.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters and no representation was received.

PLANNING CONSIDERATIONS

The main material considerations are:

1. Impact on the character of the area
2. Impact on the amenity of the occupiers of neighbouring properties
3. Highway Issues

Design and Impact on the character of the area

NPPF paragraph 130 as well as Oldham Local Plan Policies 9 and 20 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.

The proposed extension would not project beyond the front wall of the existing dwelling and would therefore not breach the established building line along Middleton Road. This, coupled with its height and width, would minimise any potential adverse impact on street scene.

Notwithstanding its width, the extension would still be set back from the side boundary by at least 1.5m and this would further minimise any potential visual impact.

The scale is considered appropriate having regard to the plot size.

Impact on Amenity

NPPF paragraph 130 requires that new development should ensure a high standard of amenity for existing and future users, whilst Oldham Local Plan Policy 9 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 the siting of the proposed development in relation to neighbouring properties, as well as its scale and design, it is considered that the proposal would not lead to any significant adverse impact on the residential amenity of the occupiers of neighbouring properties.

Highway Issues

The side garden on which the extension would be erected is not currently used a parking area. As such, the proposal would not lead to any loss of existing parking facility. The dwellings along this stretch of Middleton Road generally rely on on-street parking and therefore it is considered that the proposal would not lead to any severe detrimental highway issue.

The Council's Highway Engineer has raised no objection to the scheme.

CONCLUSION

Having regard to the scale and design of the proposed development it is considered that the proposal would not lead to any significant adverse impact on the character of the area neither would it lead to a significant adverse impact on the amenity of the occupiers of neighbouring properties.

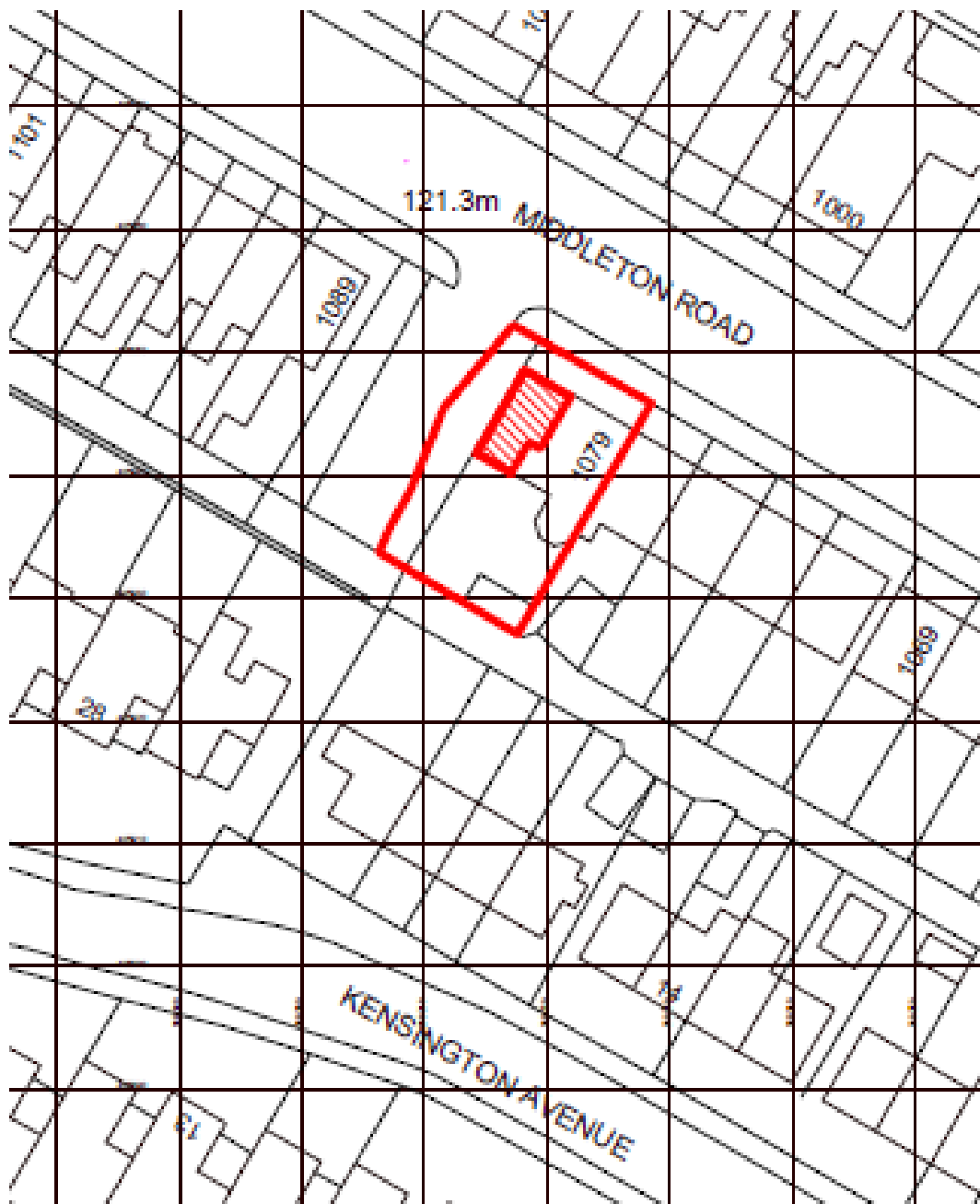
The proposal would therefore be in accordance with relevant provisions of Oldham Local Plan Policies 9 and 20 as well as relevant provisions of Section 12 of the National Planning Policy Framework.

RECOMMENDED CONDITIONS

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 acceptable having regard to Policy 20 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



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Site Location Plan 1-500