

APPLICATION REPORT – HOU/349347/22
Planning Committee 14th September 2022

Registration Date: 5th July 2022
Ward: Werneth

Application Reference: HOU/349347/22
Type of Application: Householder

Proposal: Part-retrospective application for alterations to the existing roof, insertion of rooflights and render.

Location: 49 Heron Street, Oldham, OL8 4LP

Case Officer: Mr Osian Perks
Applicant: Cllr Zahid Chauhan OBE
Agent: Mr Jitesh Bhatt

INTRODUCTION

In accordance with the Council's Constitution and Scheme of Delegation the application is referred to Planning Committee for determination because the Applicant is an elected councillor.

RECOMMENDATION

It is recommended that the application is approved for the reasons set out in this report.

THE SITE

The application relates to an end-of-terrace residential property sited in Oldham. It has a rear outrigger which has been significantly altered to create a flat-roofed, second floor extension and rooflights have been inserted within its front and side elevations. Permission has previously been sought for these alterations (ref: PA/344048/19) but was refused for the following reason:

“The proposed extension would, by virtue of its flat roof, and eaves height, appear as an awkward and alien addition to the application property which would have a detrimental impact upon the character of the application property and that of the wider area. As such, it would fail to accord with the visual amenity aims of policies 9 and 20 of the Oldham Local Plan and the National Planning Policy Framework.”

THE PROPOSAL

Planning permission is sought to re-render the property in white to match the existing render and to retain the existing rooflights in the roof. Permission is also sought to amend the design of the roof of the rear outrigger so that that it is built with a dual pitch. The roof alterations proposed would result in the removal of the existing second floor extension.

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

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.

The side-facing roof lights, whose retention is sought through this application, face upwards and are positioned at a relatively low height relative to the finished floor level. As a consequence, the outlook they provide to any occupier is primarily upwards with more horizontal or downward views only likely to be easily available to a resident who is positioned a significant distance away from the window.

The neighbouring no.47 Heron Street has a side-facing first floor window within its side elevation which faces the side elevation of the application property. It is positioned at a lower height relative to ground level than the rooflights subject to this application. Given the points discussed above and the distance of separation between the rooflights and the neighbouring no.47 Heron Street, it is considered that their insertion will not result in any future occupant gaining unacceptable, intrusive views through the side elevation window of No.47 Heron Street.

By virtue of their size, siting and design, the proposed alterations to the roof and front rooflight would not cause an unacceptable loss of light or privacy to, nor would they have an oppressive impact upon the occupants of the neighbouring properties.

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.

The proposed render and pitched roof design would both appear sympathetic to the original dwelling and wider street scene. As such, 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):

