

**APPLICATION REPORT – HOU/349546/22  
Planning Committee 14<sup>th</sup> September 2022**

Registration Date: 1st August 2022  
Ward: Medlock Vale

Application Reference: HOU/349546/22  
Type of Application: Householder

Proposal: First floor rear extension

Location: 227 Windsor Road, Oldham, OL8 1AE

Case Officer: Mr Osian Perks  
Applicant: Mr Mohammed Sageer  
Agent: Mr Mohammed Yaseen

## **INTRODUCTION**

In accordance with the Council's Constitution and Scheme of Delegation the application is referred to Planning Committee for determination as the applicant is a familial relation of an elected councillor (Councillor Shoab Akthar).

## **RECOMMENDATION**

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

## **THE SITE**

This application relates to a mid-terrace residential property located on the north eastern side of Windsor Road close to its junction with Frost Street in an established residential area.

## **THE PROPOSAL**

Planning permission is sought for the erection of a first-floor rear extension built with a dual-pitched roof.

## **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**

### **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 design, depth and height, it is considered that the extension would not have an oppressive impact upon, nor would it cause an unacceptable loss of light or privacy to the occupants of the neighbouring properties.

Whilst the extension would have a rear facing window within close proximity to those rear facing windows of the properties fronting Gainsborough Avenue, the development is located in area of high-density development and the separation distance would not be dissimilar to that of other properties nearby. As such, by virtue of its context, it is considered that the proposed development would not cause an unacceptable loss of privacy or light to the occupants of properties fronting Gainsborough Avenue.

It is therefore 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. 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):**

