

APPLICATION REPORT - HOU/349904/22
Planning Committee 7th December 2022

Registration Date: 4th October 2022
Ward: Werneth

Application Reference: HOU/349904/22
Type of Application: Householder

Proposal: First floor side extension and installation of solar panels.

Location: 49 Newport Street, Oldham, OL8 1RE

Case Officer: Abiola Labisi
Applicant: Mr Fida Hussain
Agent:

INTRODUCTION

In accordance with the Council's Scheme of Delegation the application is referred to the Planning Committee for determination since the applicant is an elected Councillor representing the Werneth Ward.

RECOMMENDATION

It is recommended that the application be approved subject to the imposition of conditions set out in this report.

THE SITE

The application site is located at 49 Newport Street, on the north east side of the street within an established residential area characterised by relatively large two storey detached dwellings. The application site and neighbouring dwellings are noted to have relatively small rear gardens.

THE PROPOSAL

This application seeks planning permission for the erection of a first-floor side extension over the existing study and kitchen to provide for two additional bedrooms. The proposal also includes the installation of solar panels. The extension would be approx. 3.8m in width and approx. 11m deep. Its overall height would match that of the existing dwelling and in terms of external finish materials, it is stated in the application form that the extension would be built using external finish materials similar to those of the existing dwelling.

Solar panels would be installed on the front roof slope of the proposed first floor extension as well as on the side roof slope of the existing dwelling.

RELEVANT PLANNING POLICIES

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham.

The following policies are relevant to the determination of this application.

Joint Development Plan Document:

Policy 09 - Local Environment
Policy 20 - Design
National Planning Policy Framework (NPPF)

CONSULTATIONS

Tree Consultations: No objection.

REPRESENTATIONS

The occupiers of neighbouring properties have been notified of the application but no representations have been received in response.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

PLANNING CONSIDERATIONS

The main material considerations are:

- Design, appearance and impact on the character of the area; and,
- Impact on the amenity of the occupiers of neighbouring properties

Design, appearance 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 lead to an increase in the footprint of the building. It would not project beyond the front wall of the existing dwelling nor would it exceed the ridge height of the existing dwelling. The width of the proposed extension would be proportionate to that of the existing dwelling. Therefore, it is considered that the proposal would not lead to any significant adverse impact on the street scene and the area's visual amenity.

Notwithstanding its scale, it is considered that the proposed extension would constitute a proportionate addition to the existing dwelling. The fenestration, as well as the external finish materials to be used, would match those of the existing dwelling and, as such, it is considered that the proposal would not detract significantly from the established character and appearance of the area.

The positioning of the proposed solar panels on the roof of the extended property are considered to be acceptable.

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 requires that development should be appropriate for the occupants, and not cause significant harm to the occupiers of neighbouring properties.

Notwithstanding its proximity to the side boundary, the proposed first floor side extension would not project beyond the front or rear wall of the adjacent dwelling and as such, it is considered that the proposal would not lead to any significant overbearing impact or overshadowing.

It is noted that the neighbouring property has a upper level side elevation windows facing the application site. However, these window do not appear to serve habitable rooms and, as such, any potential overbearing impact would not be regarded as significant. However, it is considered appropriate to require the proposed shower room window to be installed with obscure glazing in the interests of privacy, and a condition is attached to the recommendation requiring this.

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.

RECOMMENDATION

Granted, 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.
4. Prior to the first occupation of the development hereby approved, the first floor shower room side elevation window shall be fitted with obscured glazing which shall be no less

than Level 3 on the Pilkington Scale. The window shall be fixed shut with no openable part being less than 1.7m from the floor of the shower room and shall be retained as such thereafter. REASON - In order to protect the privacy of the occupiers of the adjacent dwelling as well as that of the future occupiers of the development, in accordance with Policy 9 of the Oldham Local Plan.

LOCATION PLAN (NOT TO SCALE)

