

APPLICATION REPORT - HOU/350022/22
Planning Committee – 18th January 2023

Registration Date: 24th October 2022
Ward: Saddleworth North

Application Reference: HOU/350022/22
Type of Application: Householder

Proposal: First floor side extension and single storey side extension
Location: 1 Slack Hall, Thorpe Lane, Austerlands, Oldham, OL4 3QE

Case Officer: Ethan Smyth
Applicant: Mrs Georgina Brownridge
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 an employee of Oldham Council.

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

This application relates to a detached residential property, sited along Thorpe Lane, within a residential area of Austerlands. Due to land level discrepancies, the application site is elevated above Thorpe Lane, to the south.

THE PROPOSAL

Planning permission is sought for a first-floor side extension and a single storey side extension. The proposed first floor side extension would measure approximately 2.9m in width and 7.7m in length and would comprise of a pitched roof, retaining the ridge height of the existing dwelling. The proposed single storey side extension would essentially extend the existing side extension forward by 2.8m and the roof height and profile would alter as a result to match the pitch of the existing dwelling.

RELEVANT PLANNING HISTORY

HH/330776/11 - Single storey side extension following demolition of existing conservatory – Approved, with conditions, 30 August 2011.

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

CONSULTATIONS

Highways Engineer	No Objections.
Natural England	No Comment Received.
Saddleworth Parish Council	Recommend refusal on the grounds of the potential impact on the amenities of neighbouring properties.
Greater Manchester Ecology Unit	No objections, although informative notes will be included on the decision notice (in the event the application is approved) relating to legislation concerning birds and bats.

REPRESENTATIONS

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

PLANNING CONSIDERATIONS

The main material considerations are:

1. Design
2. Residential Amenity

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 first-floor side extension would comprise of a pitched roof, which would complement the existing pitched roof of the dwelling. Whilst it is acknowledged that the proposed first-floor extension would retain the ridge height of the existing dwelling and would not appear a subservient addition in this regard, given that it is of a proportionate width, it would not be considered to cause any significant visual harm and would be deemed a sympathetic addition to the application property.

The proposed single storey side extension would comprise of a pitched roof, which would complement the pitched roof of the dwelling and the existing pitched roof side extension that is to be replaced. Due to its single storey nature, the proposed side extension would comprise of a considerably lower ridge height than the existing dwelling and would appear a subservient addition to the application property.

The proposed works would comprise of natural stone and a slate roof, both to match the existing dwelling, therefore ensuring visual assimilation. The proposed finishes would therefore not be considered to result in an unacceptable detrimental impact upon the character of the application property or the wider area. As such, this element of the proposal is considered acceptable in design terms.

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.

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 their size, design and siting in relation to the neighbouring dwellings, the proposed first-floor side extension and single storey side extension, would not cause an unacceptable loss of light or privacy to, nor would they have an oppressive impact upon the occupants of neighbouring properties.

Given the orientation of the site and the modest scale of the proposed works, no overbearing presence or loss of light would be anticipated to impact upon no.3 Slack Hall to the north-west. Similarly, due to the separation distance retained to the south, no detrimental impacts relating to an overbearing presence, or a loss of light would be anticipated to impact upon the neighbouring properties along Thorpe Lane and Huddersfield Road.

Additional windows are proposed to the front elevation, though given the considerable separation distance retained to the west, no adverse impacts relating to overlooking or a loss of privacy are foreseen. An additional window is proposed to the rear elevation, though given the orientation of the site and the existing habitable room windows which are present on this elevation, it would not be considered to exacerbate any existing detrimental impacts relating to overlooking or a loss of privacy upon the occupants of no.3 Slack Hall, to the north-west.

No additional windows are proposed to the north-facing side elevation, therefore no detrimental impacts upon residential amenity are foreseen in this regard. An additional window is proposed to the south-facing side elevation as part of the proposed single storey side extension, though given the separation distance retained to the south and the existing window it is to replace, no adverse impacts relating to overlooking or a loss of privacy are anticipated to impact upon the neighbouring properties to the south, located along Thorpe Lane and Huddersfield Road.

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

CONCLUSION

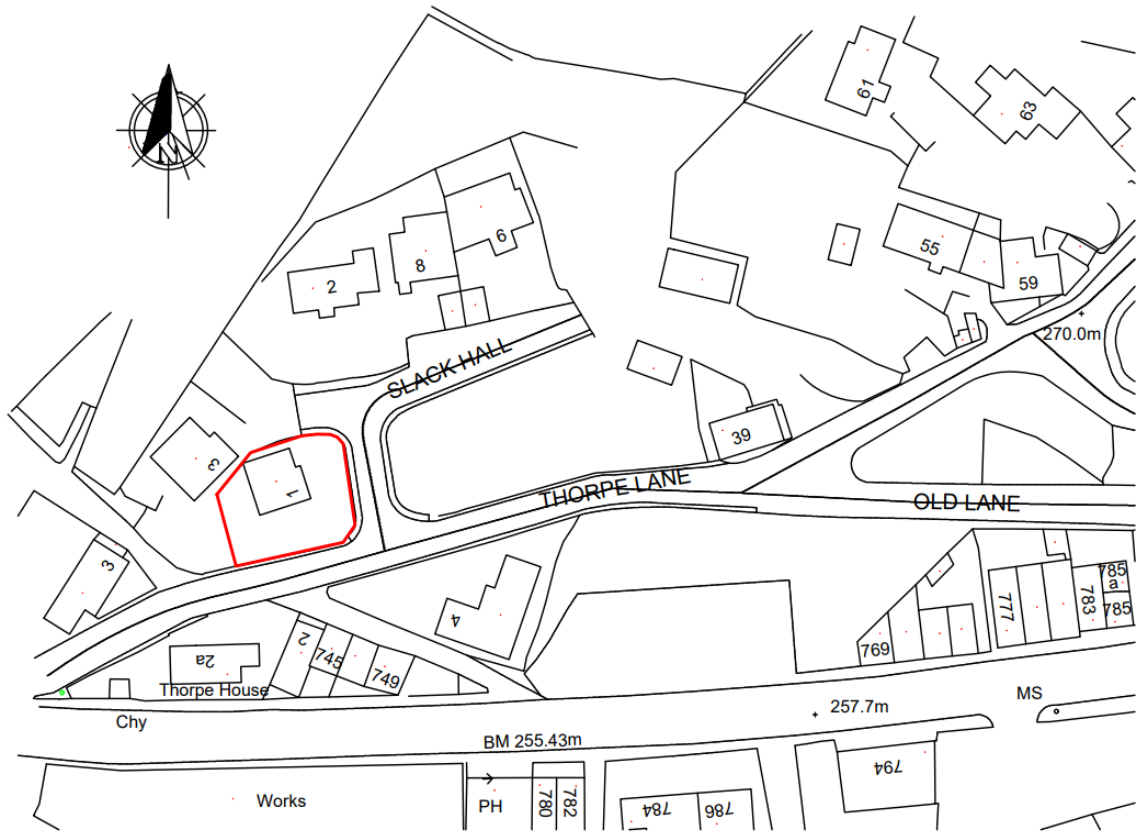
The proposal accords with the objectives of Policies 9 and 20 of the Local Plan and relevant policies contained within the National Planning Policy Framework. Therefore, the application is recommended for approval.

RECOMMENDATION

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 the hereby approved plans and the application form submitted. 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)



LOCATION PLAN 1:1250