

APPLICATION REPORT - HOU/352460/24
Planning Committee 5th June 2024

Registration Date: 4th March 2024
Ward: Saddleworth South

Application Reference: HOU/352460/24
Type of Application: Householder

Proposal: Erection of a two-storey rear extension.
Location: Belvedere, Greenbridge Lane, Greenfield, OL3 7JR

Case Officer: Sophie Leech
Applicant: Mrs A Sheldon
Agent: Mr Ken Waddington

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee since the Applicant is related to an elected member, Councillor Graham Sheldon.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report and that the Assistant Director of Planning, Transport and Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application relates to a two-storey semi-detached property located on Greenbridge Lane, Greenfield. The area is residential in character and the property sits in an elevated position above the road. The Chew Brook river lies opposite the site but is separated from the site by the highway.

4. THE PROPOSAL

- 4.1 Permission is sought for the erection of a two-storey rear extension measuring approximately 3m in depth and will span the full width of the rear elevation. The roof will be hipped to match the main roof, and all materials will match.

5. PLANNING HISTORY

- 5.1 None

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan for the borough encompasses several documents, but principally the saved policies of the Joint Core Strategy and Development Management Policies DPD (Local Plan) and the recently adopted Places for Everyone Joint Plan (PfE).
- 6.2 Following the examination of PfE, all nine councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) considered the Inspectors' recommendations and the adoption of PfE and related documentation at Council meetings held between 28 February and 20 March 2024. All nine authorities adopted PfE and it therefore took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.
- 6.3 PfE must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document (Local Plan), adopted November 2011, in accordance with the National Planning Policy Framework (NPPF). There are aspects of the Local Plan that have been superseded by policies in PfE and these are set out Appendix A of PfE.
- 6.4 Having regard to PfE, the following policies are considered relevant to the determination of this application:

PfE Policies:

- JP-P1 – Sustainable Places

Local Plan Policies:

- Policy 9 – Local Environment

7. CONSULTATIONS

Consultee	Comments
Saddleworth Parish Council	No objections.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised by means of neighbour notification letters.
- 8.2 No representations have been received in response to this publicity.

ASSESSMENT OF THE PROPOSAL

9 VISUAL AMENITY AND DESIGN

- 9.1 Places for Everyone (2024) Policy JP-P1 (Sustainable Places) recognises the contribution that high-quality design can make to regeneration and sustainable development. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that permission should be refused for development that is not well designed.
- 9.2 The proposed two-storey rear extension will be sited to the rear and will be a subservient addition to the existing property at a modest depth of 3m, with a hipped roof to match the existing roof. This design choice will ensure the extension respects the character and appearance of the existing property and wider street scene.
- 9.3 All external materials and windows will match the existing property which is considered acceptable on design grounds.
- 9.4 Accordingly, the proposed development is compliant with Policy JP-P1 in this regard.

10 RESIDENTIAL AMENITY

- 10.1 In terms of safeguarding existing amenity levels, amongst other criteria, Development Management Policy 9 stipulates that proposed 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 loss of privacy, safety and security, noise, pollution, the visual appearance of an area and access to daylight or other nuisances.

Impact on Brooklyn, Greenbridge Lane:

- 10.2 This property is the adjoining semi-detached property and benefits from an existing single storey rear extension at approximately 3m in depth. A site visit confirmed that there is a first-floor bedroom window close to the boundary.
- 10.3 When considering the impact of the first-floor section on this window, regard has been given to the outlook and light currently received by this window. On viewing the site context, another neighbour has benefited from a very similar extension and this appears to have limited impact on neighbouring windows.
- 10.4 In this case, the first-floor section will project along the shared boundary with Brooklyn and will be close to the bedroom window, however it is considered given the orientation of the properties, there would not be significant loss of light or outlook to the bedroom window at Brooklyn. As such, this property would not be significantly negatively impacted by the development. At ground floor, this property would not be affected in regard to a loss of outlook or light to windows given the presence of their own single storey rear extension.
- 10.5 As such, the impact on this property is considered acceptable.

Impact on Ferndale, Greenbridge Lane:

- 10.6 This property is the other immediate neighbour and this property benefits from a two-storey rear extension at a similar depth. Due to the separation distance between both properties, this property would not be affected by a loss of light or outlook.
- 10.7 This property has an existing habitable bedroom window on the side elevation that directly faces the application site's current bathroom window which is on their side elevation. This window is proposed to be changed to a bedroom window but with obscure glazing at the lowest part, therefore maintaining amenity towards the bedroom window at Ferndale. A planning history search found that no permission has been granted for the clear glass side facing bedroom window at Ferndale, therefore on this basis, the inclusion of a part obscured window to serve a new bedroom at the application site is considered acceptable as measures have been put in place to maintain amenity of both properties. As such, the impact on this property is considered acceptable.
- 10.8 Given the above assessment, the proposed development is acceptable having regard to Policy 9 of the DPD.

11 CONCLUSION AND RECOMMENDATION

- 11.1 The proposal accords with the objectives of both the Local Plan policies identified above and the NPPF, and as such is recommended for approval, subject to the conditions listed below.

12 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 JP-P1 of the Places for Everyone Plan (2024).

SITE LOCATION PLAN (NOT TO SCALE):

