

APPLICATION REPORT - HOU/352265/24
Planning Committee 5th June 2024

Registration Date: 24th January 2024
Ward: Saddleworth South

Application Reference: HOU/352265/24
Type of Application: Householder

Proposal: Construction of patio, consisting of a steel frame topped with GRP decking, on the first floor of the back elevation to the dwelling.

Location: 66B Chew Valley Road, Greenfield, Oldham, OL3 7DB

Case Officer: Brian Smith
Applicant: Mr and Mrs Alan Gill
Agent: Mr Raad Al-Hamdani

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation since the agent is an immediate family member of Councillor Sam Al-Hamdani.

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 This application concerns the former Greenfield Conservative Club which now functions as four dwellings following the implementation of an earlier grant of planning permission, referenced PA/341205/18 (see history section of this report).

4. THE PROPOSAL

- 4.1 Following the earlier granting of planning permission for balconies to the rear of both 66C & 66D Chew Valley Road, permission is now sought for the addition of a further balcony to the rear of 66B Chew Valley Road similarly supported by columns and enclosed by a glazed balustrade, accessed via an existing opening which currently functions as a 'Juliet' balcony. The existing parking arrangements continue to be unaffected.

5. PLANNING HISTORY

- 5.1 MMA/344016/19 - Retrospective Minor Material Amendment to PA/341205/18 to regularise flat roof box dormer front extensions, roof extensions to the rear, alteration to window fenestration, and associated works - Approved 12/11/19.
- 5.2 MMA/343414/19 - Retrospective Minor Material Amendment to PA/341205/18 to regularise flat roof box dormer front extensions, roof extensions to the rear, alteration to window fenestration, and associated works - Approved 26/09/19.
- 5.3 PA/341205/18 - Change of use of club into four dwellings - Approved 03/07/18.

6. RELEVANT PLANNING POLICIES

- 6.1 Following the examination of the Places for Everyone Plan, all nine councils considered the Inspectors' recommendations and the adoption of the Places for Everyone (PfE) Plan and related documentation at Council meetings held between 28 February and 20 March 2024. All nine authorities adopted the PfE Plan and the Plan therefore took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.
- 6.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document (Joint DPD), adopted November 2011, in accordance with the National Planning Policy Framework (hereinafter referred to as the NPPF). There are aspects of the Joint DPD that have been superseded by policies in the PfE Plan and these are set out Appendix A of the Plan.
- 6.3 The Places for Everyone Joint Development Plan Document (PfE) now forms a part of the development plan for Oldham. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the policies of the Oldham Local Plan and PfE are therefore applicable to the assessment and determination of all planning applications.
- 6.4 In this case the following policies are relevant:

Local Plan Policies:

- Policy 9 - Local Environment

Places for Everyone Plan:

- Policy JP-P1 (Sustainable Places)

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Saddleworth Parish Council	Approval recommended

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 as other development by means of neighbour notification letters.
- 8.2 No representations have been received in response to such publicity.

ASSESSMENT OF THE PROPOSAL

9. VISUAL AMENITY AND DESIGN

- 9.1 Amongst other criteria, Policy JP-P1 Sustainable Places of the PfE Plan states that all development, wherever appropriate, should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale, and materials used.
- 9.2 Furthermore, 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.
- 9.3 The proposed balcony, which would share characteristics with the earlier approved balconies to the rear of this former club, is evidently equally compliant with the aims of the relevant development plan policies and the objectives of the NPPF insofar as design matters are concerned.

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.
- 10.2 Having regard to the above, adequate distance would be maintained between the proposed balcony and the neighbouring dwellings thereby ensuring that an invasive degree of overlooking and other nuisances associated with such development is avoided in this instance. This is evidenced somewhat by the absence of any objections.
- 10.3 Accordingly, the proposed development is considered equally compliant in this regard.

11. CONCLUSION

- 11.1 It is considered that the proposed development accords with the relevant local plan policies, Places for Everyone Plan policies, and the NPPF, and therefore it is recommended that the application be approved.

12. RECOMMENDED 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.

SITE LOCATION PLAN (NOT TO SCALE):

Notes

