

APPLICATION REPORT - HOU/352544/24
Planning Committee, 5th June 2024

Registration Date: 2nd April 2024
Ward: Saddleworth South

Application Reference: HOU/352544/24
Type of Application: Householder

Proposal: Erection of a first-floor rear/side extension.

Location: 1 Woodfield Centre, Oldham, OL8 4ER

Case Officer: Matthew Taylor
Applicant: Dr Z Chauhan
Agent: Mr Jitesh Bhatt

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation since the applicant is elected Councillor Zahid Chauhan.

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 site is no.1 Woodfield Centre, Oldham, which is a modern detached 'L' shaped property set within a part completed self-build development, which is part of a larger scheme for the development of up to 12no. detached dwellings.

4. THE PROPOSAL

- 4.1 Planning consent is sought for the erection of a first floor rear and side extension, which will be of a glazed construction with obscure glazing used in the side elevation.

5. PLANNING HISTORY

- 5.1 No relevant planning history.

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 There are aspects of the Joint DPD that have been superseded by policies in the PfE Plan and these are set out Appendix A of the Plan.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
Highway Engineer	Does not wish to restrict the granting of planning permission.
Tree Consultation	No objection.
Environmental Health	No comments received.

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 It is considered the proposed extension would appear acceptable in scale and massing in relation to the existing property, as it would appear as a subservient addition. Moreover, it would not have a detrimental impact on the character and appearance of the street scene, as due to its position it would be screened from view from the main public vantage points.

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 distances would be maintained between the proposed first floor side/rear extension and the neighbouring dwellings to the rear, thereby ensuring that an invasive degree of overlooking and other nuisances associated with such development is avoided in this instance. With regard to the impact on the neighbouring plot to the east, it is noted on the proposed plans that the applicant has addressed a possible overlooking issue through the inclusion of obscure glazing panels in the side elevation. This is considered to fully address this concern and an appropriately worded planning condition to require this in perpetuity is attached to the recommendation.

11. CONCLUSION

- 11.1 Having considered the proposals against the policies identified above the design, appearance, and relationship with other properties is acceptable, and the application is therefore recommended for approved subject the conditions listed below.

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.
3. Prior to the first occupation or use of hereby approved extension, obscured glazing panels to a minimum of level 3 on the Pilkington scale shall be fitted in the southeast facing side elevation. The approved panels shall not thereafter be replaced other than with glazing of an equivalent or greater degree of obscurity. REASON - To prevent overlooking of neighbouring property having regard to Policy 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



0 20 40 60 m
Scale 1:1250

N

Revision/Description	Drawn	Checked	Date
FIRST ISSUE: Issued for circulation	JB	JB	14/03/24
Rev A: Issued for planning permission	JB	JB	15/03/24
Rev B: Issued for article and listed for planning permission	JB	JB	20/03/24

Project: Proposed First Floor Conservatory Plot 1-Former Woodfield Centre, Netherfield Close, Oldham OL8 4ER

Client: Dr Z Chauhan

Architect: Bhatt Architects Ltd Manchester

Drawing Title: Location Plan	Scale: 1:1250@ A4
Date: 11/03/24	

Job Reference/Drawing No.: P140/P/01 Revision: B