

**APPLICATION REPORT - HOU/352509/24**  
**Planning Committee 17<sup>th</sup> July 2024**

Registration Date: 8<sup>th</sup> May 2024  
Ward: Chadderton North

Application Reference: HOU/352509/24  
Type of Application: Householder

Proposal: Erection of a single storey rear extension.  
Location: 54 Parkfield, Chadderton, OL9 0AS

Case Officer: Sophie Leech  
Applicant: Mr C Blair  
Agent: N/A

## **1. INTRODUCTION**

- 1.1 The application has been referred to Planning Committee for transparency reasons since the Applicant is related to a member of staff within the Planning Service.

## **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 Parkfield, Chadderton. The area is residential in character and the property benefits from existing extensions to the side and rear. There is off road parking to the front and a large private garden towards the rear.

## **4. THE PROPOSAL**

- 4.1 Permission is sought for the erection of a single storey rear extension which will measure 2m in depth, 3.36m in width, and will join onto an existing single storey rear extension. All materials will match.

## **5. PLANNING HISTORY**

- 5.1 NMA/331646/11 - Non-Material Amendment to previously approved HH/331032/11 from two storey and single storey front extension to single storey front extension and garage conversion – Granted 21/12/2011
- 5.2 HH/331032/11 - 1) First floor side extension 2) Alterations to existing rear single storey extension roof to pitched roof (Resubmission of HH/330625/11) – Granted 11/10/2011

- 5.3 HH/330625/11 - 1) First floor side extension 2) Alterations to existing rear single storey extension roof to pitched roof – Refuse 01/08/2011
- 5.4 PA/033260/95 – Single storey rear extension – Granted 14/08/1995

## **6. RELEVANT PLANNING POLICIES**

- 6.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan 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 (NPPF).
- 6.3 As such, the following policies are considered relevant to the determination of this application:
- Places for Everyone Policy JP-P1 (Sustainable Places); and
  - Local Plan Development Management Policy 9 (Local Environment)

## **7. CONSULTATIONS**

- 7.1 N/A

## **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.

## **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 single storey extension will be sited to the rear and will be a subservient addition to the existing property and will align with the depth of the existing rear extension. 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 84 Parkway:*

- 10.2 This property is the adjoining semi-detached property. The proposed extension will extend a maximum of 2m in depth off the rear wall of the application property to align with the existing extensions. As such, this property would not be unduly impacted in regard to a loss of light or outlook.
- 10.3 The extension proposes a side facing window which will be sited on the boundary line with no.84. This window would be no different to conservatory glazing and a 1.8m fence between the site would prevent any loss of privacy between both properties. Notwithstanding this, the window does not need permission in its own right.
- 10.4 As such, the impact on this property is considered acceptable.

### *Impact on 52 Parkfield:*

- 10.5 This property will remain unaffected due to its position and the location of the proposed extension. As such, the impact on this property is considered acceptable.
- 10.6 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 and the NPPF and as such is recommended for approval, subject to the following conditions.

## **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):**

