

APPLICATION REPORT - HOU/353089/24
Planning Committee 11th December 2024

Registration Date: 1st July 2024
Ward: Werneth

Application Reference: HOU/353089/24
Type of Application: Householder

Proposal: 1) Part single storey part two storey rear extension. 2) Single storey side extension.

Location: 10 Eskdale Avenue, Oldham, OL8 4EE

Case Officer: Sophie Leech
Applicant: Mrs Sughra Begum
Agent: N/A

1. INTRODUCTION

- 1.1 In accordance with the requirements of the Council's Constitution and Scheme of Delegation, the application has been referred to Planning Committee for determination given that the Applicant is related to Elected Member Councillor Sajed Hussain.

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 Eskdale Avenue, Oldham. The area is residential in character.

4. THE PROPOSAL

- 4.1 Permission is sought for the erection of a part two storey, part single storey rear extension and a single storey side extension. All materials will match the existing property. Juliet balconies are proposed at first floor level on the rear elevation of the two storey extension.

5. PLANNING HISTORY

- 5.1 PA/029307/92 - Kitchen, bathroom and dressing room extension – Approved 17.10.92.

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.
- 8.2 In response, no representations have been received.

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 part two storey, part single storey rear extension will have a pitched roof to match similarly to the main roof and will be finished with a gable design, along with materials to match the existing property.
- 9.3 The proposed single storey extension will have a flat roof and will be visible from the street scene. While a flat roof is generally discouraged due to design, the extension will be set back from the front elevation, therefore offering limited harm upon the property or wider street scene.

- 9.4 All external materials will match the existing property which is considered acceptable on design grounds.
- 9.5 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 8 Eskdale Avenue:

- 10.2 This property is an adjoining neighbour sited to the north-east. Along the shared boundary there is a large brick outhouse with a steep roof. As a result of this, the single storey side extension would not cause any harm to this property in regard to a loss of light or outlook. In addition to this, the part two storey, part single storey rear extension would not result in any significant harm upon amenity due to its siting in relation to this property. As such, the impact on this property is considered acceptable.

Impact on 12 Eskdale Avenue:

- 10.3 This property is the adjoining semi-detached neighbour and is sited to the south-west elevation. This property does not benefit from any extensions and has habitable room windows adjacent to the shared boundary at both ground floor and first floor. The first floor extension will project approximately 2.5m in depth and the ground floor extension approximately 4m in depth. Due to the orientation, there is likely to be some loss of light to the ground floor window in particular, however, there would not be a significant loss of outlook to this property given then the first floor is a reduced depth. On this basis, the impact is considered acceptable. 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):

