

**APPLICATION REPORT - HOU/353448/24**  
**Planning Committee 11<sup>th</sup> December 2024**

Registration Date: 17th September 2024  
Ward: Chadderton North

Application Reference: HOU/353448/24  
Type of Application: Householder

Proposal: Erection of a part single/part two storey rear extension  
Location: 12 Parkfield, Chadderton, Oldham, OL9 0AS

Case Officer: Brian Smith  
Applicant: Mr Abdul Karim  
Agent: Mr Syed Helal Uddin

## **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 Abdul Jabar.

## **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 brick built 3bed semi-detached property under a concrete tiled hipped roof situated on the north side of Parkfield, Chadderton.

## **4. THE PROPOSAL**

- 4.1 Permission is sought for the erection of a part single storey/part two storey rear extension equating to a depth of 6m/2.2m at ground and first floor, respectively. Matching materials are proposed throughout.

## **5. PLANNING HISTORY**

- 5.1 None

## **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 to such publicity, 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 In contrast to the single-storey element of the proposed build which features a dual pitched gable roof, the more prominent two-storey element features a hipped roof matching the characteristics of the existing roof.
- 9.3 All external materials 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 10 Parkfield:*

- 10.2 Notwithstanding the depth of the ground floor element of the proposed build. Mindful of an earlier lean-to extension to the rear of no.10 Parkfield, established boundary fence and favourable orientation in this instance, this aspect of the application should have few amenity implications for the occupiers of this adjoining dwelling. In fact, in the absence of any objections, comparisons could be drawn between permitted 'larger home extensions' in this instance which further favours this aspect of the application.
- 10.3 Turning to the two-storey element of the proposed build. Owing to its considerably lesser depth and compliance with the 45-degree rule insofar as no.10's first floor rear bedroom window nearest the common boundary is concerned, which is essentially a guide as opposed to policy. This aspect of the proposed build would at the very least have equally few amenity implications.
- 10.4 Accordingly, the impact on this property is considered acceptable.

*Impact on 14 Parkfield:*

- 10.5 Considering this dwelling has similarly been extended following earlier grants of planning permission, its apparent that the implications of the proposed extension in this regard would be negligible.

*Impact on Burnley Lane dwellings:*

- 10.6 Neighbouring dwellings to the rear on Burnley Lane are sufficiently distanced from the proposed extension to avoid any loss of amenity.

## **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):**

