

APPLICATION REPORT – FUL/354817/25
Planning Committee 11th March 2026

Registration Date: 19th August 2025
Ward: Werneth

Application Reference: FUL/354817/25
Type of Application: Full

Proposal: Demolition of 2 garages and erection of 1 no. dwelling.

Location: Land adjacent to Oldham Hulme Grammar School to the rear of No.10 York Avenue, Oldham

Case Officer: Sophie Leech
Applicant: Sameer Zulqurnain (KSGZ Holdings LTD)
Agent: AM Architectural & Surveying LTD

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Council's Constitution and Scheme of Delegation because Councillor Karman Ghafoor (who represents the Hollinwood Ward) is understood to be a Director of KSGZ Holdings Ltd (the Applicant).

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 Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 Measuring approximately 0.22 hectares, the application site is located on the southern side of Clarence Avenue and to the rear of 10 York Avenue, Oldham. The site comprises of two single storey garages. Clarence Avenue is an unadopted highway.
- 3.2 The site is unallocated by the Local Plan Proposals Map.

4. THE PROPOSAL

- 4.1 The application seeks approval for the demolition of the garages and the erection of a three storey detached dwelling which would provide 4 bedrooms and 2no off road parking spaces along with a private rear garden.
- 4.2 The external materials proposed comprise of red brick with a tile roof and there will be extensive glazing to the front elevation along with a rear dormer featuring on the rear roof slope. The front elevation will also provide a small balcony at first floor.

5. PLANNING HISTORY

5.1 No recorded planning history

6. RELEVANT PLANNING POLICIES

6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals.

6.2 The following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 2 - Communities;
- Policy 3 – An Address of Choice;
- Policy 5 – Promoting Accessibility and Sustainable Transport Options;
- Policy 9 - Local Environment;
- Policy JP-S4 - Flood Risk and the Water Environment;
- Policy JP-P1 - Sustainable Places;
- Policy JP-G7 - Trees and Woodland; and,
- Policy JP-G8 - A Net Gain to Biodiversity and Geodiversity;

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Greater Manchester Ecology Unit	Formal response received. No objection, but biodiversity net gain condition applies and 10% gain required at discharge stage.
Environmental Health	Formal response received. Raise no objection subject to conditions relating to a watching brief and control of construction noise.
Highways	Formal response received raising no objection.
Tree Officer	Formal response received raising no objection subject to the submitted tree documents being fully adhered to throughout the construction period.

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 neighbour notification letters.

8.2 In response, no comments have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is unallocated and consists of two single storey garages and therefore represents previously developed land. The proposal is for a single detached dwelling with most surrounding uses being residential.
- 9.2 The site is sustainably located in close proximity to key services and public transport options and is considered to be acceptable in principle having regard to the requirements of Local Plan policies 3 and 5, and PfE Policy JP-P1.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The dwelling will be proposed roughly on the same footprint as the existing garaging development, however, will allow for 2no off road parking spaces to the front of the site.
- 10.2 The appearance and design of the area varies with mainly larger semi-detached and detached dwellings ranging from the Victorian period onwards. The proposed design will reflect a contemporary addition to the street scene and will be read against other residential properties and an existing office block.
- 10.3 The dwelling will adopt a similar appearance to the existing residential dwellings surrounding the site with matching external materials. In addition to this, the overall height of the dwelling will sit below that of the large office block to the southeast of the site. As a result of these matters, the proposed development will have a low-level impact on the character of the site or the wider street scene. Accordingly, the proposal complies with Policy JP-P1.
- 10.4 There are existing two storey dwellings to the rear of the site. The remaining separation distance between new habitable room windows at first and second floor of the new dwelling and the rear of two storey dwellings on York Avenue would be approximately 19.5m which is considered acceptable. This distance would result in no significant adverse impact on residential amenity in terms of loss of light, outlook, or privacy.
- 10.5 There are no dwellings directly facing the front or western side elevation, however there are residential gardens to consider to the front. The separation distance to these gardens would be some 18m with the highway intervening the gap. This distance would result in no significant adverse impact on residential amenity in terms of loss of light, outlook, or privacy.
- 10.6 As such, the proposal is considered acceptable in terms of its relationship with existing development surrounding the site and would not have any significant impact on existing levels of amenity enjoyed by the occupiers of neighbouring properties.

11. PARKING AND HIGHWAY SAFETY

- 11.1 The proposed development will provide two off road parking spaces to the front of the site with associated hardstanding to create the driveway.

- 11.2 The Council's Highways Engineer has raised no objections to the scheme. Accordingly, the proposal is not considered to result in any severe impact on the highway network or be detrimental to highway safety.
- 11.3 As such, insofar as parking and highway considerations are concerned, the proposal is acceptable having regard to the requirements of Local Plan Policy 9 and paragraph 116 of the National Planning Policy Framework.

12. TREES AND LANDSCAPING

- 12.1 The site is bound by a large off site mature tree (T1 – Horse Chestnut) with its trunk near the boundary and some branches overhanging into the site.
- 12.2 The tree will require a crown lift of 5m to accommodate the proposal, and this has been considered in the submitted Arboricultural Method Statement. The Applicant has also submitted a Tree Protection Plan to protect this off-site tree during construction works.
- 12.3 The Council's Tree Officer has been consulted and raised no objections to the application subject to the report and plan submitted being adhered to fully during the construction period. The imposition of a condition attached to the recommendation would require this and therefore, subject to this condition, it is considered that the proposal complies with the requirements of PfE Policy JP-G7.

13. DRAINAGE & ENVIRONMENTAL HEALTH

- 13.1 The application has not been supported by any drainage details and therefore a condition is required to require a full drainage strategy to be submitted and approved in writing by the Local Planning Authority.
- 13.2 Similarly, no details of ground contamination have been submitted. Therefore, a condition is included within the recommendation which would require further details of ground contamination should any be found during construction works. In addition to this, Environmental Health have requested a construction noise condition to require details of the control of construction noise and dust to be submitted and approved in writing by the Local Planning Authority.
- 13.3 Subject to the imposition of conditions referred to above, the proposal is considered to comply with the requirements of Local Plan policies Policy 9, Policy 19 and PfE Policy JP-S4.

14. BIODIVERSITY NET GAIN

- 14.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 14.2 In addition, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the

plan. However, there are exemptions to the legislation which apply in some certain cases.

- 14.3 This development is subject to the above and the submitted BNG report and Metric find that a loss of 0.01 units will be incurred onsite, thus at least 0.01 units will be compensated for off-site to achieve 10% net gain, likely through the purchase of units from a habitat bank.
- 14.4 Greater Manchester Ecology Unit have no objections to achieving a 10% gain off-site and the LPA can be relatively confident this is feasible, given the small number of low distinctiveness units required.
- 14.5 The Statutory Biodiversity Gain Condition will be deemed to apply. To discharge the condition, sufficient information will be required to demonstrate that a 10% net gain will be achieved, including a Biodiversity Gain Plan, final version of the BNG metric showing a 10% net gain in habitat units, and evidence that the correct number and type of units have been successfully allocated to the development.
- 14.6 As such, it is considered that the proposal complies with Local Plan Policy 21 and PfE Policy JP-G8.

15. CONCLUSION

- 15.1 The proposed development is considered acceptable on the basis that it is in accordance with relevant policies contained within the Places for Everyone Plan (2024) and the Oldham Local Plan (2011) and meets the requirements of the National Planning Policy Framework.
- 15.2 Therefore, the application is recommended for approval, subject to the conditions listed below:

16. 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. No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).

4. Prior to the commencement of any part of the development hereby approved, other than demolition, details of the method of surface water and foul water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained thereafter. REASON - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to Policy 19 of the Oldham Local Plan and Policy JP-S4 (Flood Risk and the Water Environment).
5. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. REASON – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety having regard to Policy 9 of the Oldham Local Plan.
6. Prior to commencement of development, a scheme for protecting the nearby properties from noise and vibration from demolition/construction works should be submitted to the local planning authority. Regard should be given to hours of operation, the use of quiet working methods, the use of most suitable plant, controlling noise and vibration at source, controlling dust from site. Where construction site processes are likely to give rise to significant levels of vibration, appropriate monitoring should be undertaken. A method of vibration measurement should be agreed prior to commencement of site works. REASON- To protect the occupiers of nearby premises from unnecessary disturbance from noise and vibration from demolition and construction works having regard to Policy 9 of the Oldham Local Plan.
7. The development shall be undertaken in full accordance with the submitted Arboricultural Method Statement ref: 23452a/ChC received 13.02.2026 and Tree Protection Plan ref: 23452a/ChC received 13.02.2026 and all requirements and recommendations shall be in place for the full construction period and until construction is complete on site. REASON - To ensure the safety of the protected tree having regard to Policy JP-G7 (Trees and Woodland) of the Places for Everyone Plan (2024).
8. The development hereby approved shall not be occupied unless and until a scheme for the provision of 1 bat and 1 bird box has been installed on the dwelling. Thereafter, the approved boxes shall be installed and shall remain in place for the life of the development. REASON - To ensure a net gain to biodiversity on site having regard to Policy JP-G8 of the Places for Everyone Plan (2024).

SITE LOCATION PLAN (NOT TO SCALE):

