

APPLICATION REPORT - PA/340209/17

Planning Committee, 18 April, 2018

Registration Date: 30/05/2017
Ward: Saddleworth South

Application Reference: PA/340209/17
Type of Application: Reserved matters

Proposal: Reserved matters application for 4 .no dwellings (approval of appearance, landscaping, layout and scale) following outline permission for residential development approved under application no. PA/337274/15.

Location: 149A Manchester Road, Greenfield, OL3 7HJ

Case Officer: Graeme Moore

Applicant Kaberry Building
Agent : Civitas Planning Limited

THE SITE

The application site, is situated on the outskirts of Greenfield, outside the core of the village. It forms part of a predominantly residential area flanked by residential properties on Noon Sun Close to the east and south and Dacres Drive to the west. To the north, on the opposite side of Manchester Road, is the route of a former railway line which now functions as part of a popular recreational area.

The site itself slopes gently downwards towards Manchester Road, although the large garden associated with the existing bungalow on the site is largely flat. There are a number of mature trees on the site, largely concentrated at its southern boundary and north west corner. However, none of these are afforded protection by means of a Tree Preservation Order. Previously a number of trees existed on the frontage of the site, but these have recently been felled.

THE PROPOSAL

A reserved matters application has been submitted pursuant to the outline/hybrid consent granted under PA/337274/15 for four dwellings (outline) and one dwelling (full planning permission). Access was also approved under the outline consent. The matters for consideration under this reserved matters application are appearance; landscaping; layout; and scale.

The proposal involves the development of four dwellings, located to the rear of the already approved bungalow. The dwellings are all five bedroom, 2 storey dwellings (with bedrooms in the roof void) and a single attached garage.

PLANNING HISTORY

PA/337274/15 - Hybrid application comprising: 1. Detailed planning application for the demolition and erection of a replacement bungalow; and 2. Outline planning application for residential development (Access only to be considered, all other matters reserved). Approved 14/10/2015

ALLOCATION AND PLANNING GUIDANCE / POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the development plan unless material considerations indicate otherwise. This is re-iterated within paragraphs 12 and 210 of the NPPF.

The site is not allocated for any specific use within the Council's adopted Local Development Framework (LDF).

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

Core Strategy

Policy 1 Climate Change and Sustainable Development
Policy 3 An Address of Choice

Development Management Policies

Policy 9 Local Environment
Policy 20 Design

PUBLICITY AND REPRESENTATIONS

The application has been publicised on the Council's web-site, by press advertisement, neighbour notification and by site notice. In total nine letters of objection have been received, objecting on the following grounds.

- Invasion of privacy and loss of light;
- Proposed development would detract from what is currently a peaceful and rural environment;
- Noise disturbance largely associated with construction noise;
- Devaluation of properties;
- Loss of existing views;
- Concern regarding further trees being removed from the site and future pressure being applied to fell those that are to be retained, in account of their close proximity to the proposed dwellings;
- Additional car journeys expected adding to congestion in the area;
- Local amenities, with the exception of churches, are already over subscribed;
- Represents overdevelopment of the site;
- Inadequate screening;

Two letters of support were also received.

CONSULTATIONS

Highways Engineer: No objections, subject to conditions in relation to parking provision.

DETERMINING ISSUES

1. Background and principle of the development
2. Design, appearance, landscaping and
3. Access, servicing, parking and highway safety

ASSESSMENT

Background and principle of the development

The principle of the development was established under PA/337274/15 and consideration is now limited to the reserved matters which are:

- Appearance;
- Landscaping;

- Layout; and
- Scale.

Design, appearance, landscaping and amenity

Guidance within Section 7 ('Requiring good design') of the Government's National Planning Policy Framework (NPPF) document is relevant, together with policies 1 (Climate Change and Sustainable Development), 9 (Local Environment) and 20 (Design) which provide guidance on the design of new development.

Appearance & Layout –

The dwellings are large five bedroom detached properties with integral garages. In terms of the architectural approach undertaken, they are considered to be relatively modest with traditional pitched roofs and in terms of stature are more in keeping with 149 Manchester Road than the properties located on Noon Sun Close. In relation to the materials chosen the applicants have determined to use black/grey uPVC windows, doors and soffits, with black slate roofs and stone coloured brickwork. The fenestration detail again is relatively simple in its approach, with the principle elevation detailing glazing above the main entrance and hall/staircase to first floor.

It is considered therefore that the proposed location, scale, massing and design of the dwellings would have no significant detrimental impacts upon the surrounding properties in regard to issues such as overlooking, overshadowing or having an overbearing or oppressive impact.

The site is laid out so that the four proposed properties sit opposite each other in what is effectively a square. Access is provided by a small road leading to the middle of the site which leads to the four properties and their associated driveways and garages. The plots are explained below:

Plot 1

The property lies on an east/west axis. Previous proposals have shown two bedroom windows overlooking the rear gardens of 28-32 Dacres Drive. These have now been removed, with high level windows (1.7m cill height) replacing them. A bedroom window has been moved to the southern elevation, directly overlooking plot 2. Due to the changes made to the proposal, there are no concerns with the proposal in relation to overlooking.

Plot 2

This property lies on a north/south axis. Windows at first and second floor level in the western elevation are proposed to be obscure glazed, whilst the original proposal had a juliet balcony, this has now been removed and replaced with a high level window (1.7m cill height). Due to the changes in land levels, and the changes to the elevations, there are considered to be no concerns with the siting and design of the proposed dwelling in relation to the overlooking of the surrounding properties.

Plot 3

This property lies on a east/west axis. Windows at first and second floor level in the southern elevation are proposed to be obscure glazed, whilst the original proposal had a juliet balcony, this has now been removed and replaced with a high level window (1.7m cill height). It is noted that there is still a bedroom window located in the rear elevation at first floor, but when taking into account the distances between the proposed property and those at 2 and 4 Noon Sun Close which exceeds 20m, there are no concerns in relation to overlooking. Due to the changes in land levels, and the changes to the elevations, there are considered to be no concerns with the siting and design of the proposed dwelling in relation to the overlooking of the surrounding properties.

Plot 4

The property lies on an east/west axis. Previous proposals have shown two bedroom windows overlooking the rear garden of 149 Manchester Road. These have now been removed, with high level windows (1.7m cill height) replacing them. A bedroom window has been moved to the northern elevation, directly overlooking the proposed bungalow approved under PA/337274/15. Due to the changes made to the proposal, there are no concerns with the proposal in relation to overlooking.

It is considered therefore, the overall site layout is considered to be acceptable.

Landscaping –

A landscaping plan has been submitted in support of the proposal showing that the existing trees to the rear will be maintained and some of the existing trees on the eastern and western boundaries will also be retained and enhanced with additional planting which in time will further ameliorate the impact of the dwellings on the surrounding area. It is considered that a condition stating that the landscaping be carried out in accordance with the submitted details be attached to any permission granted.

Boundary treatment –

Details have been submitted in relation to a boundary treatment which detail that a traditional timber fence will be used on the rear boundaries and to the front the site will remain open plan. As a condition was applied on the outline, there is no requirement to impose a condition in this regard, should permission be granted.

Design conclusion –

In taking account of the context and character of the site and surrounding area, it is considered that the overall design concept, the layout of the site and the scale and design of the building and associated infrastructure are acceptable. Overall, it is considered that the visual and physical impact of the proposed development would be acceptable and in accordance with the aforementioned national planning guidance and local planning policy.

Access, servicing, parking and highway safety

The Highways Engineer initially objected to the original submission based upon the lack of car parking available for the proposed dwellings. The revised submission details driveways for each dwelling being able to accommodate two cars with an attached garage also being able to accommodate a car. Subject to a condition stating that development shall be carried out in accordance with the submitted details, the Highways Engineer now has no objections to the scheme.

Therefore, in taking account of the additional documentation submitted, the scale and nature of the development, the technical advice given by the Council's highway engineer and subject to the imposition of the recommended planning conditions, it is considered that the proposed use can be adequately accommodated on the local highway network, that there would be adequate access, servicing, circulation and car parking arrangements.

Conclusion

The proposal has been fully assessed against national and local planning policy guidance. On balance, it is considered that the proposal is acceptable in principle and is acceptable in terms of the appearance and impact upon the visual amenity of this site and surrounding area. The proposal will have no detrimental impacts upon the environmental quality of this locality, or pedestrian and highway safety.

For the reasons set out in this report the proposal is considered to be acceptable when assessed against national and local planning policy and conditional approval of planning permission is recommended.

1. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications, received on 20/3/2018, which are referenced as follows Proposed Plans Plot 1, Plans Plot 2, Plans Plot 3, Plans Plot 4, Proposed Elevations Plot 1, Proposed Elevations Plot 2, Proposed Elevations Plot 3, Proposed Elevations Plot 4 and Proposed Site Plan.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

2. No dwelling shall be brought into use unless and until the access and car parking space for that dwelling has been provided in accordance with the approved plan received on 18th September 2017 (Ref: Dwg No.'Proposed Site Plan'). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

3. The development hereby approved shall not be brought into use unless and until the means of vehicular access from Manchester Road has been constructed and laid out in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority. Such works that form part of the approved scheme shall be retained thereafter.

Reason - To ensure that vehicular access exists to the development in the interests of highway safety

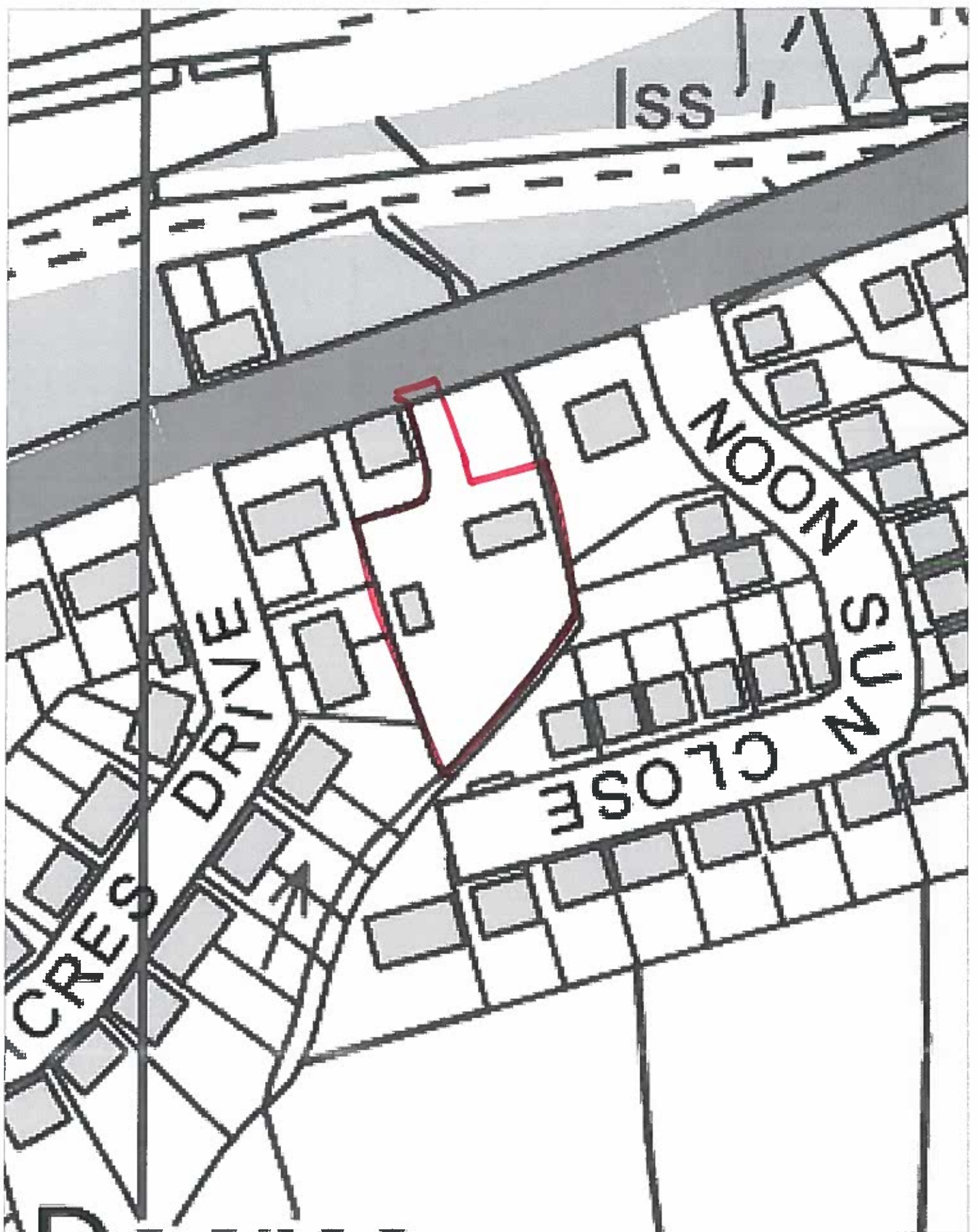
4. All hard and soft landscape works shall be carried out in accordance with the approved details as shown in the submitted 'Proposed Landscape Plan' submitted on the 8/2/2018 . The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

5. No development shall take place unless and until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 samples.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

340209



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