

# APPLICATION REPORT - HH/341083/17

Planning Committee, 18 April, 2018

**Registration Date:** 06/12/2017  
**Ward:** Saddleworth North

**Application Reference:** HH/341083/17  
**Type of Application:** Full Planning Permission

**Proposal:** First floor rear extension  
**Location:** 2 & 3 Brookside Terrace, Delph, Oldham, OL3 5EW  
**Case Officer:** Hannah Lucitt

**Applicant Agent :** Saddleworth Construction

---

## THE SITE

2 & 3 Brookside Terrace is a mid-terrace dwelling, located within the built up area of Delph. The application site also lies within Delph Conservation Area.

## THE PROPOSAL

This application proposes the erection of a first floor rear extension which would match the rearward projection of the existing single storey rear addition.

The proposed development would feature rear facing timber windows to match the style of those within the original dwelling. The proposed development would match the eaves height and roof ridge of the development at 1 Brookside terrace.

Proposed materials would be slate and Yorkshire reclaimed stone.

## RELEVANT HISTORY OF THE SITE:

HH/058236/10 'Single storey rear kitchen extension' was granted conditional planning permission on 27 July 2010 at 2 Brookside Terrace.

HH/058237/10 'Single storey rear kitchen extension' was granted conditional planning permission on 23 June 2010 at 3 Brookside Terrace.

## CONSULTATIONS

Conservation & Design Advice      Comments on the late list.

## REPRESENTATIONS

This application was publicised by a site notice, press notice and neighbour notification letters. No neighbour responses were received by virtue of this notification process.

Saddleworth Parish Council recommended refusal, and has made the following comments based on the scheme as originally submitted:

*"The proposal is inappropriate development in the conservation area. All materials must reflect other buildings within the vicinity (e.g. the use of reclaimed, matching stone, wooden doors and window frames) and the windows should be styled in the Saddleworth vernacular. The roofline should be at the same level as the properties to either side".*

## **PLANNING CONSIDERATIONS**

The main issues to consider are:

1. The principle of the proposed development;
2. Impact on residential amenity; and
3. Design and impact on the Conservation Area.

### **Principle**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 11 within the National Planning Policy Framework (NPPF) reiterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the 'development plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham. It contains the Core Strategies and Development Management policies used to assess and determine planning applications.

The application site is unallocated by the Proposals Map associated with this document.

Therefore, the following policies are considered relevant:

**Development Management Policies:**

Policy 9 - Local Environment;  
Policy 20 - Design; and,  
Policy 24 – Historic Environment.

### **Residential Amenity**

DPD Policy 9 outlines that new development proposals must not have a significant adverse impact upon the amenities of neighbouring properties. The dwellings most affected at 1 and 4 Brookside Terrace.

In this instance, the proposed development would not project beyond the rear of 1 Brookside Terrace, and has been designed specifically to match the roof line and rearward projection of this neighbouring dwelling. Therefore, it is not considered that there would be any significant impact on this attached dwellings in terms of amenity.

Turning to the impact on 4 Brookside Terrace, there would be an element of 'tunnelling effect', as 5 Brookside Terrace projects further than the proposed addition. However, as at ground floor level, there is an existing single storey rear addition, arguably, this tunnelling effect already exists. In regards to the impact on the first floor, there are no rear facing habitable room windows at 4 Brookside Terrace which would be impacted.

Therefore, it is considered that the impact on residential amenity is acceptable, in compliance with DPD Policy 9.

### **Design and impact on the Conservation Area**

DPD Policies 9 and 20 recognise the contribution that high quality design can make to regeneration and sustainable development.

The Planning (Listed Buildings and Conservation Areas) Act 1990, states that the primary duty of the Local Planning Authority in relation to Conservation Areas is to have special regard to the desirability of preserving and enhancing the historic interest which it possesses. DPD Policy 24 (Historic Environment) of the Council's Local Plan together with

Part 12 (Conserving and enhancing the historic environment) of the NPPF which reflect this duty are particularly relevant in this instance.

In regard to the impact on the Conservation Area, the application site is not readily visible from public vantage points. Although there is a Public Right of Way to the south of the site (SADD 147) running parallel to the River Tame, the proposed development would either be seen from long distance views, at and angle, or be obscured by the existing rear addition at 1 Brookside Terrace. In either scenario it is considered that the proposed development would be seen against the backcloth of the existing terrace row. Furthermore, the proposed development would use stone slates and reclaimed stone, to match those used originally within the terrace row, replacing the non-original concrete slate currently visible on the roofslope.

The proposed materials would amount to an enhancement of the existing heritage asset.

On balance, the proposed development would enhance the setting of Delph Conservation Area, in compliance with DPD Policy 24 and paragraph 137 of the NPPF.

### **Conclusion**

Given the above, it is considered that the proposed development would have no significant impact on residential amenity, and would serve to enhance the setting and character of the building within Uppermill Conservation Area. As such, the proposal is considered to comply with the requirements of DPD Policies 9, 20, 24 and the relevant paragraphs within the NPPF.

### **RECOMMENDATION**

Approve, subject to the following 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 the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. 2&3BST/4 received 14th March 2018
- Drawing no. 2&3BST/5 received 14th March 2018

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 shall take place unless and until samples of the materials to be used on all external elevations, including the roof of the development, have been submitted to and approved in writing by the Local Planning Authority. The external walls of the development shall be erected in natural reclaimed local stone laid in regular courses all of an equal depth, and the roof shall be laid in stone slate. The stonework and roofing material used throughout the development shall be consistent in terms of colour, size and texture with the approved sample.

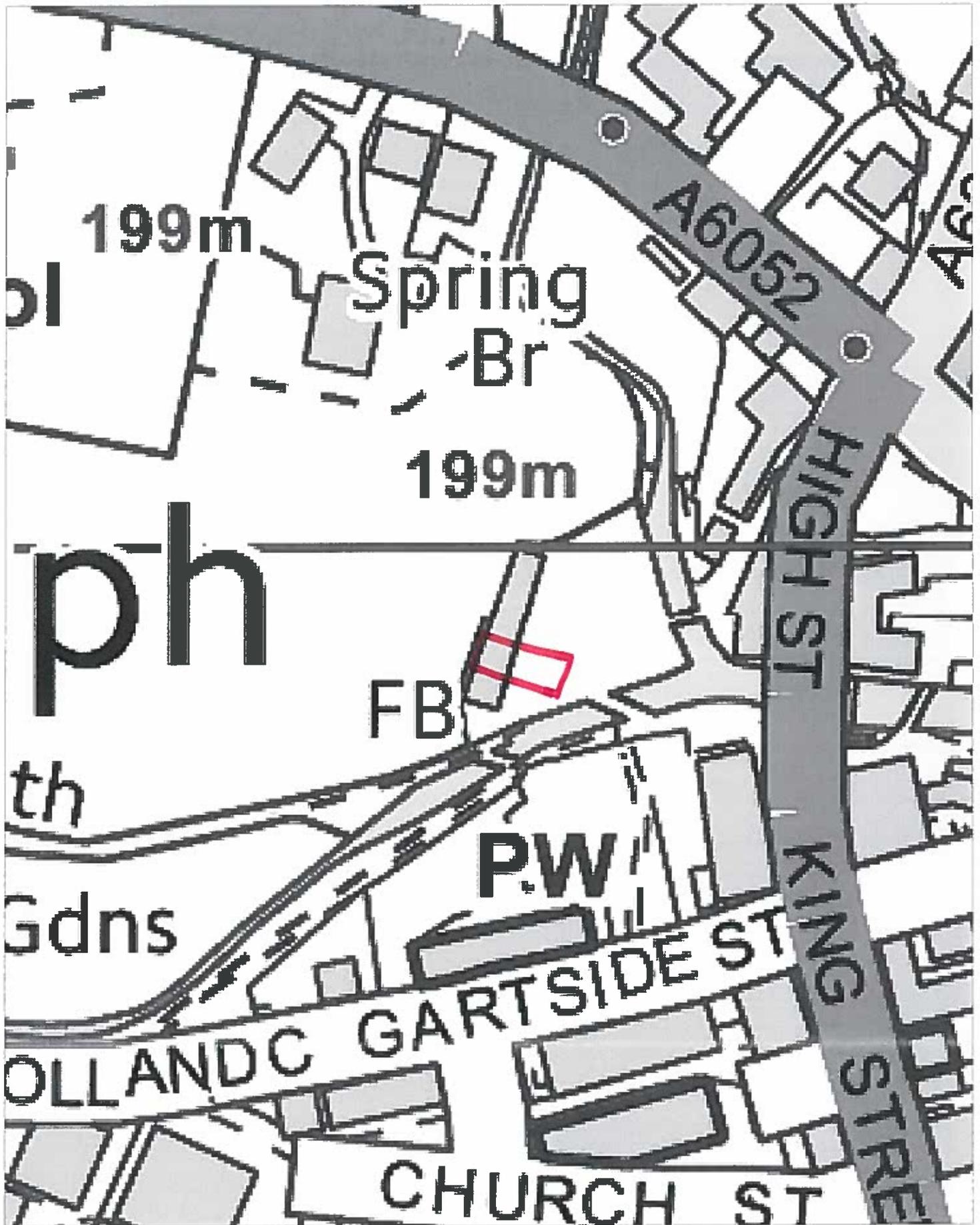
Reason - To protect the visual amenity and character of the area within which the site is located.

4. Notwithstanding the plans hereby approved, and prior to their installation, a detailed

specification and colour scheme for all external doors, windows and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The windows proposed must be timber framed.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of protecting both the character and appearance of the building and the area within which the site is located.

341083



**OLDHAM**   
Metropolitan Borough 

Planning Services  
Oldham MBC  
PO Box 30  
Civic Centre  
West Street  
Oldham  
OL1 1UQ

Contact Us -  
Phone: 0161 911 4105  
Fax: 0161 911 3104  
Email: [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)  
Web: [www.oldham.gov.uk](http://www.oldham.gov.uk)



Ordnance Survey

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Oldham MBC Licence No. 0100019666 2008

Date: 09/04/18

Scale 1:1000



