

APPLICATION REPORT - HH/341537/18

Planning Committee, 18 July, 2018

Registration Date: 03/04/2018
Ward: Saddleworth South

Application Reference: HH/341537/18
Type of Application: Full Planning Permission

Proposal: 1) Erection of a single storey rear extension 2) Erection of a rear dormer 3) Erection of a detached garage
Location: 25 Lovers Lane, Grasscroft, OL4 4DT
Case Officer: Alan Atkins

Applicant Mr & Mrs Windle
Agent : William McCall Architects

THE SITE

This application relates to a detached bungalow in a spacious plot within an area of mixed property designs. The neighbouring properties comprise a two-storey house to the east, and a bungalow to the west which is set at a higher level. There are bungalows along Beech Hill Road to the rear.

THE PROPOSAL

It is proposed to demolish an existing conservatory and erect a single storey rear extension attached to the existing dining room. The extension will measure 5 metres in depth and the 9 metres in width occupying approximately two-thirds of the rear elevation. It will contain a flat roof rising to 3.6 metres in height which will incorporate a light lantern feature and an obscurely glazed parapet wall around its perimeter. The walls will be rendered.

Above the new extension it is proposed to create a small dormer extension in the roof scape with tiled walls and roof and which will provide a link from the master bedroom to a small sitting out area on the flat roof of the extension.

Finally, it is proposed to erect a detached, pitched roof double garage measuring 7.64 metres in length by 6.265 metres in width. It will have a pitched roof rising to 4.3 metres and will also be rendered.

RELEVANT HISTORY OF THE SITE:

None

REPRESENTATIONS

Five neighbouring properties have been notified and a site notice displayed. There have been three letters of objection submitted on the grounds that the proposed terrace would lead to an unacceptable level of overlooking for neighbouring properties.

Saddleworth Parish Council has recommended approval.

PLANNING CONSIDERATIONS

Principle

This application is presented for determination by Planning Committee in accordance with the Scheme of Delegation as the applicant is an employee of the Council.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This requirement is reiterated in Paragraph 11 of the National Planning Policy Framework (NPPF).

In this case the 'development plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated by the Proposals Map associated with the Joint Development Plan Document. Therefore, the following policies are considered relevant:

Policy 9 - Local Environment
Policy 20 - Design

Design and appearance

All three elements of the application relate to development at the rear of the property. Therefore there are no direct impacts on the street scene. The development will however be visible from neighbouring properties to the sides and rear.

The height of the walls of the rear extension exceed the relatively low eaves of the original bungalow, and therefore the proposal will create a non-subservient appearance when viewed from the garden. Nevertheless, it will be viewed from neighbouring properties to the rear at a distance of over 25 metres, from the house to the east at a distance of 15 metres with views partly screened by the existing building, and from the west the neighbouring property is set at a higher level and the extension will be screened by the new detached garage.

The proposed dormer will occupy a small area of the roof scape and be finished in tiles to match the existing appearance and would therefore be of an acceptable design. The garage has a traditional pitched roof design and would be a subservient feature within the garden.

In this context, and having regard to the fact that with a slight reduction in depth the rear extension would comprise permitted development, it is considered that the proposal would satisfy the objectives of DPD Policies 9 and 20 and would not detrimentally affect the character of the existing building or the adjacent area.

Residential amenity

As stated above, the development relates to various additions to the rear of the property, and therefore the relationship with neighbouring dwellings must be considered. Concerns have been raised by the occupants of properties on Beech Hill Road in respect of potential intrusive impact and loss of privacy, with particular regard to the use of the roof of the new extension. The applicant has confirmed that such use is intended, albeit this relates to an area of less than half of the overall flat roof area.

Whilst the residents' concerns are recognised, it is noted that a separation distance of 15 metres will continue to exist to the rear garden boundary and over 25 metres to the rear of the properties themselves. Given this degree of separation, it is not considered that any significant loss of residential amenity would result, and nor would this justify refusal of the application.

In respect of the impact on properties to either side, a distance of 9 metres would exist to the boundaries, with screening of direct views partly provided either the position of the existing building to the east and, on the western side, as a result of the new garage. Nevertheless, it is recommended that obscured glazed panels be installed to either side of the area of outdoor seating area shown on the submitted plan.

Consequently, no significant loss of residential amenity as a result of the proposals is envisaged and the development would therefore satisfy the requirements of DPD Policy 9 which seeks to ensure amenity is not detrimentally affected.

RECOMMENDATION

In conclusion, it is considered that the proposal would not result in harm to the appearance and visual amenity of the area or cause any adverse amenity impact in terms of overlooking or loss of privacy to neighbouring residents. Therefore, the proposal conforms with relevant national and local planning policies, and is recommended for approval subject to 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 plan referenced 09/17/161 Rev B received 29 June 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. The use of the roof terrace shall be limited to the area indicated as "Usable sitting out area" as indicated on the approved plan, and prior to the commencement of the use, obscured panels to a minimum height of a 1.6 metres shall be installed to the western and eastern sides of this area.

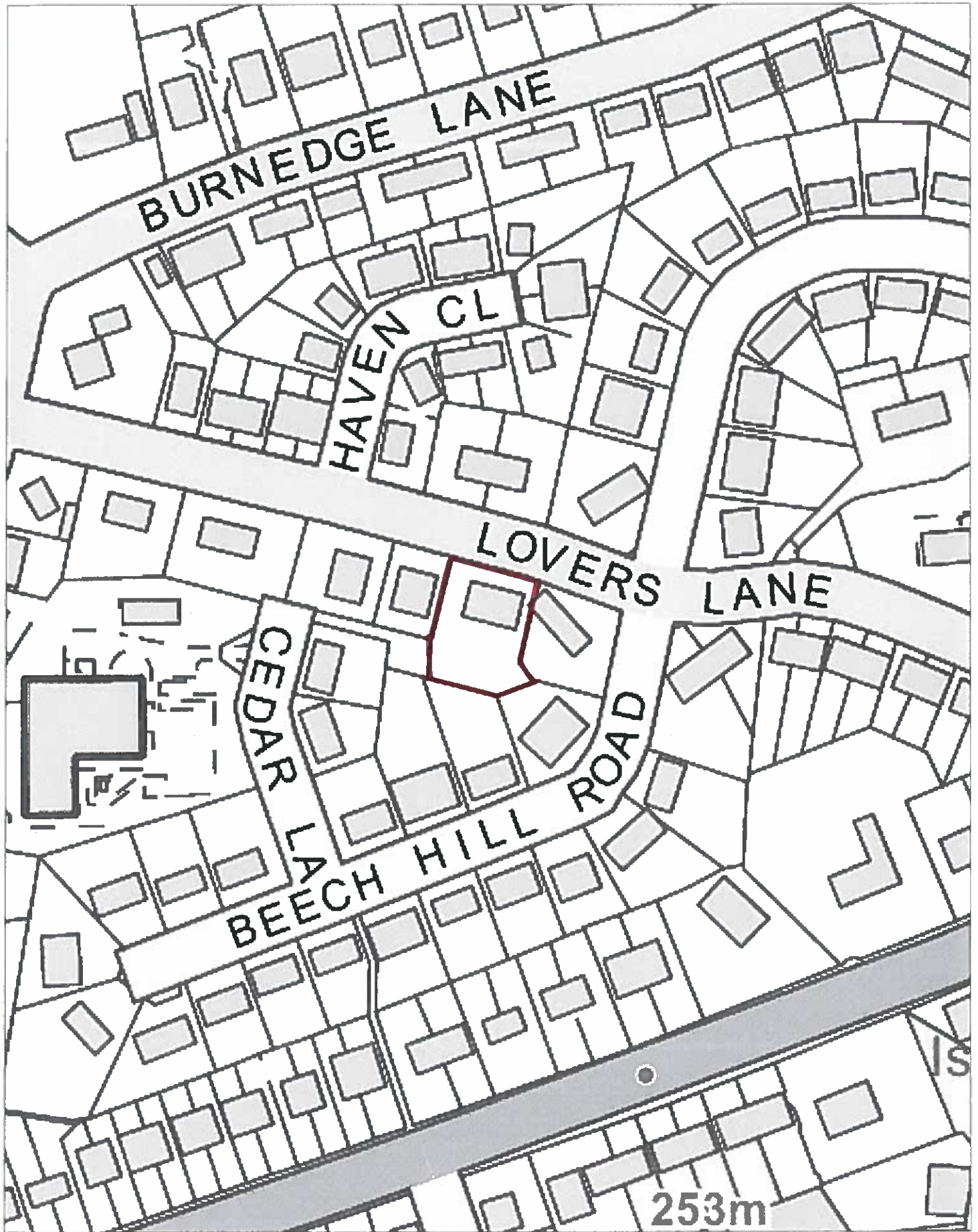
Reason - In the interests of the privacy of the occupiers of neighbouring properties.

..... **Case Officer**

..... **Date**

..... **Planning Officer**

..... **Date**



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