

APPLICATION REPORT - PA/341850/18

Planning Committee, 17 October, 2018

Registration Date: 17/05/2018
Ward: Saddleworth North

Application Reference: PA/341850/18
Type of Application: Full Planning Permission

Proposal: 1) Demolition of existing single storey (ecclesiastical) west porch and construction of new single storey extension to provide entrance porch, Vicar's Vestry, and WC accommodation 2) Construction of new entrance doorway and DDA compliant entrance ramp.

Location: Saint Thomas Church, Church Street, Delph, Oldham, OL3 5DR
Case Officer: Hannah Lucitt

Applicant Agent : Parochial Church Council of St Thomas, Friarmere
Lloyd Evans Prichard

THE SITE

Saint Thomas Church is located within Delph Conservation Area. The detached building was constructed in 1884, with the addition of the Parish Hall to the east elevation, possibly at the turn of the nineteenth century, and the flat roof porch extension to the west during the later 20th century.

THE PROPOSAL

This application proposes the demolition of the existing single storey (ecclesiastical) west porch, and the construction of new single storey extension to provide entrance porch, Vicar's Vestry and WC accommodation to the west elevation.

The proposed single storey flat roof addition would project a maximum of 5.7m from the rear of the building, will be 7.7m in length, and 3.5m in total height. Windows are proposed to each elevation, with the entrance doors to the south elevation.

The proposal would result in the loss of a Sycamore tree.

In addition, it is proposed to create a new entrance door on the southern elevation facing Church Street between the church and parish hall. This will be formed by the alteration of an existing window. A new external ramp will be constructed to serve the doorway and will occupy a presently unused section of hardstanding.

RELEVANT HISTORY OF THE SITE:

No relevant planning history.

CONSULTATIONS

Environmental Health	No objection.
Conservation & Design Advice	No objection, subject to the inclusion of conditions addressing materials, window and door specification, and the protection of the original stonework.
Council's Arborist	No objection, subject to the inclusion of a Section 106 agreement for tree planting on council owned land close

Highway Engineer to the site.
No objections to the amended scheme.

REPRESENTATIONS

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

PLANNING CONSIDERATIONS

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 2 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 (DPD). 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 16 - Local Services and Facilities;
Policy 20 - Design;
Policy 24 - Historic Environment; and
Saved UDP Policy D1.5 Trees.

Principle of Development

The application site is currently an established church and associated parish hall but the applicant has demonstrated the need to provide improved facilities within the building along with an access ramp suitable for use by disabled persons. The main use of the building will continue following the development.

The scale of the proposed development is modest, and is considered necessary in order for the church to continue to function and provide the services required which accords with Policy 16 of the DPD.

Given the above, the principle of development is considered acceptable.

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.

Policy 24 states that development within or affecting the setting of a conservation area, including views in or out, must serve to preserve or enhance the character or appearance of the area. Proposals for all new development, including alterations and extensions to buildings and their re-use, must have a sensitive and appropriate response to context and good attention to detail. Proposals must not adversely affect important architectural or

historic features or distinctive local features or structures unless it can be demonstrated that the development brings substantial benefits to the community.

NPPF Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 192 requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

The existing flat roof porch extension to the west contributes little architecturally to the church. Its relatively simple design and use of a flat roofed construction to prevent interference with the large west window of the Church, make this a fairly innocuous addition. The proposal to rebuild a larger version, still set back from the south elevation of the Church, would have no impact architecturally.

The new central entrance door and ramp alter the historic form of the south elevation, breaking the relatively uninterrupted horizontal emphasis of the existing window fenestration.

Given the above, it is considered that the proposal would cause 'less than substantial harm' to the heritage asset i.e. Delph Conservation Area.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The applicant has provided a Design and Access Statement to address the harm as identified above, which includes the introduction of important uses within the building which are currently lacking, such as the disabled person's WC and a ramped access point.

The new central entrance door and ramp has similarly been designed to reflect the character of the existing building and would have an acceptable impact on its setting. The proposed development has clearly been designed to reflect the existing structure, with materials more sympathetic to the stone used within both the host building, and in the retention of windows of architectural merit.

It is considered that conditions addressing materials, window and door specification, and the protection of the original stonework, should be included within any recommendation for approval, to outweigh any harm.

Given the above, it is considered that the 'less than substantial harm' caused by virtue of the proposed development, would be outweighed by the public benefits provided by the applicant. The proposed development would therefore broadly serve to enhance the Delph Conservation Area, in compliance with DPD Policies 9, 20 and 24 and Part 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Trees

The impact that the proposed development might have on the tree protected by the Tree Preservation Order has been considered. Saved Policy D1.5 of the largely superseded Unitary Development Plan for Oldham is concerned with the protection of trees on development sites. The applicant has submitted an Arboricultural Impact Assessment which suggests that the large, healthy, sound, prominent tree has a high amenity value and would be removed to facilitate the development.

The Council's Tree Officer has commented that over the coming years, due to the future growth of the tree and the somewhat restrained growing area available, there will be conflict between the tree and the church/ wall/ footpath.

In order to address the loss of the tree, the applicant has agreed to a contribution to provide three oak trees to be planted on Council owned land in the area.

Regrettably, for these reasons and the public benefits claimed, it is considered that the loss of the tree is considered acceptable, on balance, in accordance with Policy D1.5.

Consequently, it will be necessary for the applicant to provide a legal obligation to provide funding for replacement trees, and for this reason the application needs to be presented to Planning Committee.

Residential Amenity

DPD Policy 9 outlines that new development proposals must not have a significant adverse impact upon the amenities of neighbouring properties. In this regard it is important to consider the impact on the neighbouring properties alongside the application site at Church Street, Gartside Street, and Lawton Street.

In this instance, it is not considered that the proposed development would have a significant impact on the amenity of neighbouring dwellings due to the modest scale of development, and the separation distance between the application site and neighbouring dwellings to the side, front and rear.

It is considered that the impact on neighbouring amenity is acceptable in accordance with DPD Policy 9.

Highway Safety

The original proposals included new ramped accesses to either end of the building which have now been deleted. The ramp at the eastern end would have necessitated widening of the existing access from Lawton Street and demolition of part of the boundary wall. The removal of this element ensures there will be no alteration to the existing parking and access arrangements, and on this basis the Highway's Engineer has raised no objections.

RECOMMENDATION

That Committee is minded to approve the application subject to the following conditions and to the completion of a Section 106 obligation to secure a contribution of £900 to be used for 3 oak trees to be planted on Council owned sites in Delph, and to authorise the Head of Planning and Development Management to issue the decision on completion of the obligation.

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.

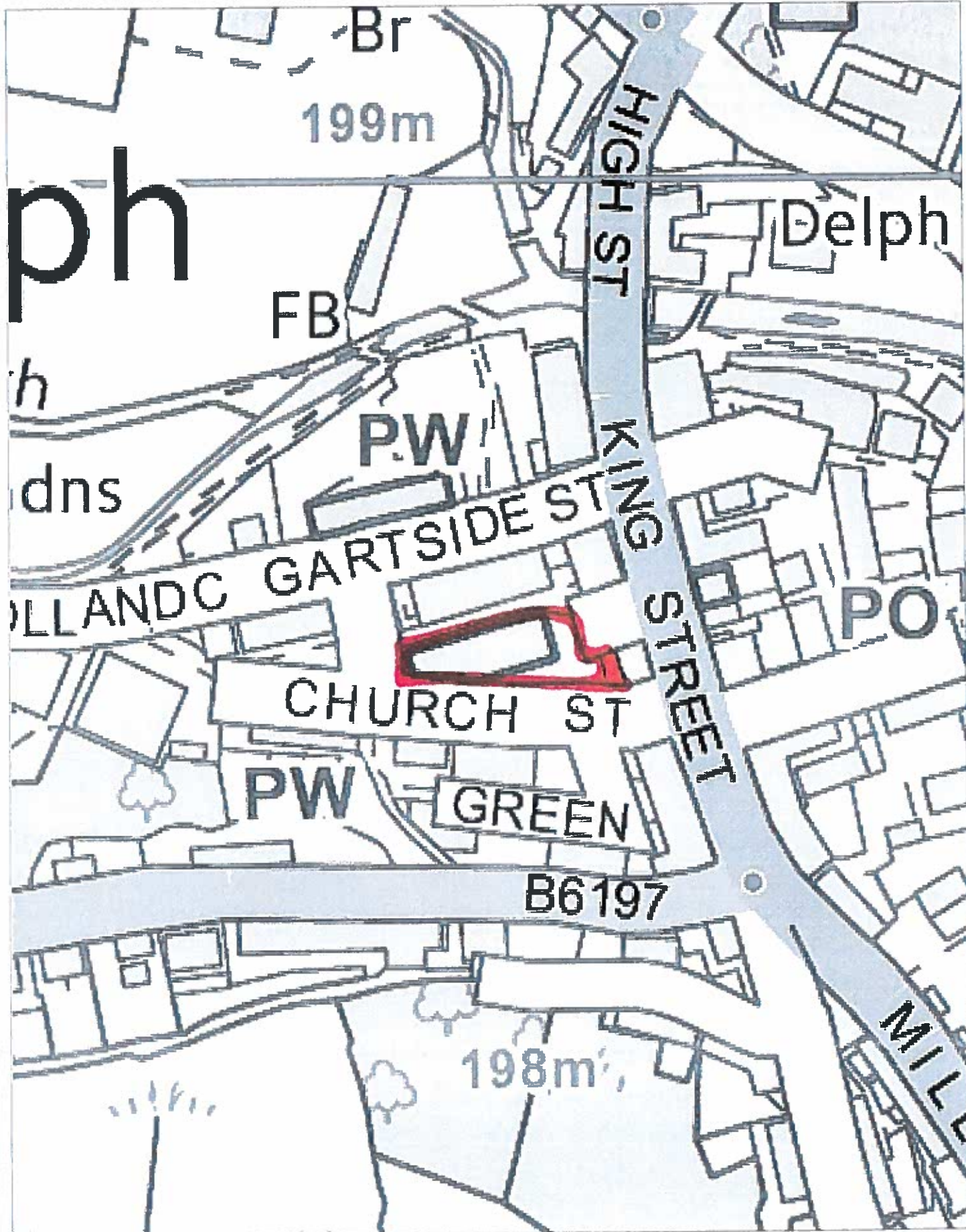
2. The development hereby approved shall be fully implemented in accordance with the approved plan and specifications:

4136B 009 Rev F (Elevations and Floor Plan drawings) received 4 October 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 involving the construction of any external walls, roofs or other surfaces shall take place unless and until samples of the materials to be used in the construction of the external surfaces of the development, including all windows and doors, 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.



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
Web: www.oldham.gov.uk



OS Ordnance Survey

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Date: 09.10.18

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PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - A list of consultees and replies to and from statutory and other consultees and bodies
 - Letters and documents from interested parties
 - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - The Executive Director, Environmental Services' report to the Planning Committee
 - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.

