

Application Number 17/00289/FUL

Proposal Front and rear dormer and single storey side extension.

Site 16 Arnold Avenue, Hyde

Applicant Mrs Ruth Welsh

Recommendation Grant planning permission subject to conditions

REPORT

1. REASON FOR SPEAKERS PANEL DECISION

- 1.1 A Speakers Panel decision is required because, in accordance with the Speakers Panel Terms of Reference, the application is made on behalf of a member of the Council.

2. APPLICATION DESCRIPTION

- 2.1 The application proposes dormers on the front and rear of the house and a small, single-storey extension on the side of the house.
- 2.2 At the front the dormer with a dual-pitch roof would be located centrally, in the horizontal plane of the roof and be set-back by 0.6m from the eaves. At the rear the flat-roofed dormer would project across the majority of the roof and be set-back by 0.3m from the eaves. The external walls of both dormers would be finished with hung slates to match the finish to the existing roof. Both dormers would rise to the ridge height of the existing roof.
- 2.3 The proposed side extension would have a mono-pitched roof, rising to a height of approximately 4.5m where it adjoins the house, from a height of approximately 3.2m at the eaves. The extension would be set-back approximately 2m from the front of the house and be set-back approximately 1.7m from an existing extension that projects across the whole of the width of the original house. The external finishes to the extension would be brickwork walls and a tiled roof to match those of the existing house.

3. SITE AND SURROUNDINGS

- 3.1 Number 16 Arnold Avenue is a 2-storey, end-terrace house that, in common with the other houses in the terrace, is separated by a narrow, no-through road from the front garden. The ends of the front gardens of the houses in the terrace abut a retaining wall and over-look Arnold Hill Reservoir which is at a lower level.
- 3.2 Vehicular access to the house is taken from the rear along a private lane that runs behind the terrace terminating at the rear garden of no. 16 and separating the other houses in the terrace from their back gardens. There is an area of open land behind the back gardens of the houses.
- 3.3 At the side a passageway leading from the front to the back separates the house from the bottom of the rear garden of a neighbouring house in Gee Cross Fold.

There is a 2.4m tall solid timber fence along the boundary and a shed abutting the fence in the neighbour's garden.

- 3.4 There are flat-roofed dormers on a number of houses in the terrace, including on both the front and rear of the adjoining house.

4. PLANNING HISTORY

- 4.1 None relevant

5. RELEVANT PLANNING POLICIES

- 5.1 Tameside Unitary Development Plan (UDP) Allocation
5.1.1 Unallocated.

5.2 Tameside UDP

5.2.1 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
1.12: Ensuring an Accessible, Safe and Healthy Environment.

5.2.2 Part 2 Policies

- H10: Detailed Design of Housing Developments.
MW11: Contaminated Land.

5.3 Other Policies

- 5.3.1 Residential Design Supplementary Planning Document.

5.4 National Planning Policy Framework (NPPF)

Section 7 Requiring good design

5.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6. PUBLICITY CARRIED OUT

- 6.1 As part of the planning application process notification letters were sent out on 24th April 2017 to 7 neighbouring properties in Arnold Avenue, Gee Cross Fold and Brabyns Road. Following the submitted plans being amended letters were sent to the same addresses again on 11th May 2015.

7. RESPONSES FROM CONSULTEES

- 7.1 The Head of Environmental Services – Highways has raised no objections to the proposal.

8. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 8.1 An objection has been received from the occupier of a neighbouring bungalow at 8 Gee Cross Fold. The reasons given for objecting are that:
- the dormers occupy more than a third of the roofspace; and
 - over-looking from the dormer in to gardens and particularly the objector's kitchen window.

9. ANALYSIS

- 9.1 The principal issues in deciding this application are:-
- 1) The principle of the development,
 - 2) Design and appearance,
 - 3) Residential amenity

10. THE PRINCIPLE OF THE DEVELOPMENT

- 10.1 The application site lies within a residential area and is unallocated on the UDP Proposals map. Accordingly there are no objections in principle to the proposed dormers and extension in broad land use terms.

11. DESIGN AND APPEARANCE

- 11.1 The proposed dormers would not be obtrusively visible due to the topography of the surrounding area, with the land sloping from east to west, and the fact that there are no residential properties immediately in front of, or behind, the house.
- 11.2 According to policy RED6 of the SPD dormers on the front of a house can be considered if they:
- will not detract from character of the street/surrounding area;
 - will not set an unwanted precedent;
 - complement the existing roof scape; and,
 - align with the architectural style of the house and surroundings
- 11.3 Flat roofed dormers are not encouraged. Roofs should be pitched with ridge lines not projecting above those of the existing house.
- 11.4 Dormers should not:
- take up more than 1/3 of roofspace at house frontage and 2/3 at rear;
 - be set-back from the eaves/gutter line by a minimum of 1 metre;
 - line up vertically with fenestration below; and
 - materials should align with the existing roof.
- 11.5 In this location the proposed front dormer would not detract from the character of the terrace nor set an unwanted precedent. In fact the design of the dormer would set a positive precedent for any future proposals given the styles of dormers already present in the terrace. Having a pitched roof rising to the height of the ridge of the roof of the existing house, the dormer would not occupy more than 1/3 of the roofspace. Although being set-back from the eaves by less than the normal 1m requirement the dormer would be set-back sufficiently from the eaves to appear as a

dormer. The policy requires normally that dormers line up vertically with windows below but the central location in the roofspace is equally acceptable. The tile-hung walls of the dormer would align with the existing roof. The positive design of the dormer, together with its small scale, means that it is considered to be acceptable.

- 11.6 Taken in isolation the proposed rear dormer would constitute permitted development for which planning permission is not required. This is a significant material consideration. Having regard to this and notwithstanding that the dormer is flat roofed and occupies more than 2/3 of the roofspace, given that the proposed external finishes would align with those of the existing roof and that in this location the dormer would not be especially visible, the proposal is considered to be acceptable.
- 11.7 According to Section 7 of the NPPF, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Having appropriate external finishes and rising to the same height as the existing roof in both instances, the scale of the dormers would be in-keeping with the existing house without undue detriment to the streetscene.
- 11.8 In relation to the proposed side extension and the fact that the external finishes would match those of the existing house, it is considered that it would be unobtrusive and clearly subordinate to the existing house.
- 11.9 It is considered that the design of the proposed dormers and extension complies with the relevant requirements of UDP policy H106, the Residential Design SPD and Section 7 of the NPPF.

12. RESIDENTIAL AMENITY

- 12.1 There being no residential properties immediately in front of, or behind, the house there would be no undue over-looking from either the front or rear dormer. There would be a distance of approximately 25m between the front dormer and the kitchen window in the side of number 8 Gee Cross Fold. The houses in Arnold Avenue are at a higher level than the bungalows in Gee Cross Fold and so, given the difference in levels and the oblique angle of over-looking, application of policy designed to prevent undue over-looking of neighbouring properties would require that a distance of 20m be maintained. The greatest impact of the proposed extension would be on the occupiers of the neighbouring bungalow at 6 Gee Cross Fold. There would be no windows in the side of the extension and in such instances policy designed to prevent undue over-shadowing of windows in neighbouring properties requires normally that a distance of 10m be maintained between windows in the neighbouring property and an extension. At the nearest point there would be a distance of more than 11m between the extension and the neighbouring bungalow. Moreover, the existing boundary fence between the two properties would mitigate any impact of the proposed extension and so the impact on existing residential amenity is considered acceptable and in compliance with both the UDP policy H10 and SPD policy RED2.

13. OTHER ISSUES

- 13.1 The extension at the side would prevent passage along the side of the house. This would not however interfere with bin storage and collection arrangements, which, along with vehicular access, is confined to the rear.

14. CONCLUSION

- 14.1 .The proposed dormers and extension achieve the required quality in terms of design and appearance without impinging unduly on any existing residential amenities and so are considered to be acceptable additions to the house and so the recommendation is for approval.

RECOMMENDATION

Grant planning permission subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) The materials to be used in the construction of the external surfaces of the dormers and extension hereby approved shall match exactly in colour and texture the corresponding materials in the existing house unless otherwise agreed in writing with the local planning authority, in which case samples of the materials to be used shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of any development. The development shall then be implemented in accordance with the approved details.
- 3) Prior to the commencement of the development of the side extension hereby approved, the steps required to investigate the potential risk posed by landfill/ground/mine gas, and or protect the development from such gas, shall be agreed in writing with the local planning authority. The investigation and any remedial work shall be undertaken to the satisfaction of the local planning authority. Occupation of the extension shall not begin until this condition has been discharged in writing, following the satisfactory supply of information and completion of any works required by the local planning authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0161 342 2691), as soon as is practicable should contamination be encountered during the development of the site.
- 4) The development hereby permitted shall be carried out in accordance with the approved plans ref. 01 rev. B, received on 09/05/2017.