

**17/00375/FUL**

**Proposal: Two storey side and rear extension**

**Location: 23 Boyds Walk, Dukinfield**

**Application Number: 17/00375/FUL**

## **REPORT**

### **1. REASON FOR SPEAKERS PANEL DECISION**

- 1.1 A Speakers Panel decision relating to this application is required as the applicant is an employee of Tameside Council.

### **2. PROPOSAL.**

- 2.1 This application seeks planning permission for the erection of a two storey side and rear extension.
- 2.2 The proposed two storey side and rear extension would have a set back from the main front elevation by 0.05 metres. The extension would have a width of 2.90 metres and would extend down the side and rear of the dwelling, extending 12.1 metres in distance (extending 3.15 metres beyond the rear elevation).
- 2.3 The extension at the side would have a height to the eaves to match the existing eaves height and would have a height to the ridge to match the existing dwelling. At the rear, the two storey rear extension would match the height to the eaves, however the ridge height would be 6.80 metres (1.15 metres below the host dwelling).
- 2.4 The application provides details of a proposed porch which would have a height of 3 metres and would be less than 3 sqm in area and more than 2 metres from the side boundary and the highway. This porch can be built using Permitted Development rights and as such has not been considered as part of this application.
- 2.5 Planning permission was granted in 2007 for a two-storey side extension and single storey rear extension. The details differ from this current proposal which includes a two-storey rear extension. The 2007 permission has lapsed but is a material consideration in the determination of this application.

### **3. SITE & SURROUNDINGS**

- 3.1 This application relates to a semi-detached residential dwelling located on Boyds Walk, Denton.
- 3.2 The area is predominantly residential, with these dwellings largely red brick semi-detached and in similar style to the applicant's dwelling.
- 3.3 There are a number of two storey side extensions in the immediate vicinity, including Nos. 22 and 27 Boyds Walk, including a partially completed two storey side extension at 10 Watley Grove. There are also a number of single storey side extensions in the immediate vicinity.

- 3.4 The application site is sited at a lower ground level to No. 25 Boyds Walk, which is also orientated so that the rear elevation of No. 25 faces the rear garden of No. 23 Boyds Walk.

#### **4. PLANNING HISTORY**

- 4.1 07/00756/FUL – Two storey side extension and single storey rear extension – Approved 27.07.2007.

#### **5. RELEVANT PLANNING POLICIES**

##### **Tameside UDP**

- 5.1 Unallocated

##### **Policy**

- 5.2 H10 Detailed Design of Housing Developments  
Residential Design SPD

##### **Other Policy**

- 5.3 National Planning Policy Framework (NPPF)  
5.4 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. CONSULTATIONS**

- 6.1 12 neighbours adjoining the application were notified of the application. One letter of objection has been received from the owner of 25 Boyds Walk. The objector refers to concerns over loss of light and visibility at the front and back of the extension, impact to their garage, inconsistency over the plans and querying requirement for access to their land for building works.
- 6.2 Neighbours were reconsulted on the receipt of amended plans and no responses have been received.

#### **7. ANALYSIS**

- 7.1 In accordance with UDP Policy H10 and the Councils adopted SPD on Residential Design, the main issues raised by this application relate to the effects of the outbuilding on the character and appearance of the area and on residential amenity and in particular the living conditions in adjacent properties in terms of privacy and outlook.

##### **Character and appearance of the area**

- 7.2 The existing form of development on Boyds Walk comprises of red brick semi-detached houses. Many properties have extended to the side at either single or two storey.
- 7.3 The applicant's extension would consist of a 'carport' on the ground floor (to accommodate off-street parking). The first floor would accommodate a 'box room' towards the front and an en-suite bedroom to the middle and rear portions of the extension.

- 7.4 The proposals would not maintain a 1 metre gap to the side and the set back from the front elevation is limited. However it is noted that No. 25 is sited at an oblique angle to the applicant's extension, so therefore there would be no terracing effect to this dwelling. As such, the requirement to set back at the front and the side is not considered to be necessary to warrant amendments to the scheme.
- 7.5 There are a number of two storey side extensions in the vicinity, notably Nos. 22 and 27 Boyds Walk. Whilst the applicant's extension has a 'car-port' at ground floor and an extension above, which would be unique to the area, the overall massing of the extension would still appear a two storey extension. Nevertheless, the car port would be partially screened from the streetscene to the west due to the change in ground levels and boundary treatment. It is also of note that the applicant has a car port at present.
- 7.6 There is also no conflict with the core planning principle in the National Planning Policy Framework (NPPF) which states that planning should always seek to secure high quality design.

#### **Residential Amenity**

- 7.7 Policy RED 3 of the Residential Design SPD states that two storey rear extensions should be limited so as it does not project more than from a 45 degree line taken from the centre of the nearest ground or first floor habitable room windows (whichever is closest to the boundary).
- 7.8 With regards to the adjoining property (No. 21), the proposals would be compliant. With regards to No. 25, due to the siting of this dwelling, the above policy would not apply and as such the case officer visited this property to understand the impact the extension could have on this dwelling.
- 7.9 It was noted that there are a number of extensions and windows to the side and rear of No. 25. The side extension has a window to the side (for a study) and a window to the front (obscure glazed). It is considered that the outlook of this study would not be adversely affected by the siting of the extension at No. 23, as it faces out towards the street. The two windows at first floor on the side are for the hallway and bathroom.
- 7.10 It was also noted that there is a rear extension to No. 25, which accommodates a kitchen. The window for this kitchen is on the side facing towards the applicant's dwelling. There is no window to the rear of this extension. While the outlook of the kitchen window could be impacted upon, it is not considered to be an adverse effect on the outlook, given the angle of the dwelling and size of the window. There would be no unacceptable overshadowing or loss of light, given the siting of the extension to the west of the proposed window. The outlook to the street would remain unaffected.
- 7.11 The first floor window above the extension at No. 25 Boyds Walk is not considered to be adversely impacted by the applicant's proposals, due to the change in levels between the dwellings and the outlook.
- 7.12 Officers also considered the impact on the rear garden of No. 25 Boyd's Walk. The extension at the rear would be visible from the garden. However, the outlook from the garden towards the applicant's dwelling is already impacted upon through the siting of their storage shed to the rear. As such, the siting of the proposed two storey rear extension, which is lower in height than the host dwelling and sited to the west, is not considered to have an unacceptable overbearing impact or contribute to an unacceptable loss of light or overshadowing to the garden of No. 25 Boyd's Walk.
- 7.13 With regards to interface distances from habitable room windows on the extension, there are no dwellings within 18 metres to the rear. With regards to the window for the enlarged box room, this is on the same plane as existing windows at the front so is not considered to

worsen an existing situation with regards to interface distances to the adjacent side of the street.

- 7.14 As such, it is considered that the proposal would not cause any undue harm to the living conditions in adjacent properties in terms of outlook or privacy. In these respects it would comply with UDP Policy H10, which requires development proposals to have regard to the amenity of neighbours in terms including privacy and outlook. There would also be no conflict with Residential Design SPD Policy Guidance.
- 7.15 It is also considered that the development would accord with the core planning principle in the NPPF that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

## **8. CONCLUSION**

- 8.1 For the reasons set out above and having regard to all issues raised, it is considered that the development is in accordance with UDP Policy H10 and SPD Residential Design and is recommended for approval.

## **9. RECOMMENDATION – APPROVE 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 extension shall match as closely as possible the corresponding materials in the existing house.
3. The development hereby approved relates to drawings dated June 2017 which were received by the Council on 22nd August 2017.

### **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
3. For the avoidance of doubt.