

Application Number 17/00427/FUL

Proposal Pair of semi-detached houses.

Site 31 - 33 Market Street, Hollingworth

Applicant Mr Shaz Naz

Recommendation Grant planning permission subject to conditions

Reason for report A Speakers Panel decision is required because, in accordance with the Council's Constitution a member of the public has requested the opportunity to address the Panel before a decision is made. Accordingly, the applicant, or their agent, has been given the opportunity to speak also.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The application seeks full planning permission to erect two 2-bed semi-detached houses of two storey height and constructed in stone with slate roofs. The houses would be set back from the footway in Booth Street by approximately 2m. Hard surfaces in front of the houses would wrap around the sides to provide each with an off-street car parking space. Both houses would have private amenity space in back gardens.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises the yard, containing a number of out-buildings, behind Hollingworth Post Office and convenience store which fronts on to Market Street (A628), the main road through the village. The Post Office is located at the junction of Market Street with Booth Street, which is a short, no-through road that terminates at a parking court between a group of semi-detached bungalows arranged in a horseshoe shape. The immediately neighbouring bungalow is set at a lower level than the application site and there is an approximately 1.8m tall concrete post and panel fence along the party boundary. A section of the yard adjoining the boundary with the neighbour is excluded from the application site.
- 2.2 Being situated behind the post office building, the application site fronts on to Booth Street and faces towards an unmade lane, known as Samuel Street, which, running parallel with Market Street, leads to Woolley Lane. Between the lane and the rear of houses in Market Street, on the opposite side of Booth Street, there is a terrace of 4, 2-storey, stone-built houses the end two of which face towards the application site.
- 2.3 At the rear the site adjoins the garden behind a three-storey, mansard-roofed block of flats at St Mary's Court, which front on to Taylor Street, and the grounds at the side of St Mary's Church which fronts on to Market Street.
- 2.4 The post office forms part of the local shopping centre in Hollingworth that includes Hollingworth Primary and Nursery School. Bus routes along Market Street and Woolley Lane provide services to Glossop and, through Stalybridge town centre, to Ashton.

3. PLANNING HISTORY

- 3.1 None relevant.

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

4.2 Tameside UDP

Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.

1.5: Following the Principles of Sustainable Development.

Part 2 Policies

H2: Unallocated Sites

H10: Detailed Design of Housing Developments.

C1: Townscape and Urban Form.

MW11: Contaminated Land

4.3 Other Policies

Residential Design Supplementary Planning Document.

4.4 National Planning Policy Framework (NPPF)

Achieving sustainable development

Section 4. Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

4.5 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.

5. PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process notification letters were dispatched on 14 June 2017 to 16no. neighbouring properties in Market Street, Taylor Street and Booth Street.

6. RESPONSES FROM CONSULTEES

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions be attached to any approval.
- 6.2 United Utilities has no objection to the proposal.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Objections have been received from two neighbouring households. The reasons given for objecting are:
- additional traffic generated by the development would exacerbate existing road safety hazards in Booth Street caused by on-street parking, including by customers and deliveries to the shop;
 - loss of light to houses opposite; and,
 - disturbance during the period of construction.

8. ANALYSIS

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development
- 2) Impact on existing residential amenities
- 3) Layout and design
- 4) Highway Safety and Accessibility

9. THE PRINCIPLE OF THE DEVELOPMENT

- 9.1 The application site is unallocated by the Proposals Map associated with the Unitary Development Plan for Tameside. UDP Policy H2 supports the redevelopment of previously developed land for residential use where these are not specifically allocated for this purpose. Furthermore, this approach is supported by the underlying aims and objectives of the National Planning Policy Framework.
- 9.2 The site is located within an existing built-up area, which is primarily residential, and occupied by permanent structures within the curtilage of a developed site. The application site therefore comprises 'brownfield', or previously-developed, land.
- 9.3 The principle of the proposed development is therefore considered to be acceptable.

10. IMPACT ON EXISTING RESIDENTIAL AMENITIES

- 10.1 The houses facing towards the site on the opposite side of Booth Street are situated immediately at the back of the footway. There would be a distance of approximately 13.7m between the windows in the fronts of the existing houses and those in the houses proposed, which is 30cm short of the minimum distance of 14m that is required by policy RD5 of the SPD. The proposed houses would be situated to the north-east of the existing houses in Booth Street and so cast no shadow in their direction. In these circumstances, and balancing the shortfall in the usual spacing distance against the benefits that would accrue from the positive and sustainable development of the site, the proposed arrangement is considered acceptable.
- 10.2 There would be no windows in the gable of the proposed house facing toward the side of the existing neighbouring bungalow that includes a habitable room window. The SPD requires normally that a distance of again 14m be maintained between a habitable room window and a blank wall. There would be a distance of less than 10m between the gable of the proposed house and the window in the bungalow. Views of the gable of the proposed house from the window in the bungalow would be prevented due to the existing 1.8m tall concrete fence that is to be retained, along with trees and shrubbery along the party boundary. The proposed houses would not encroach directly in front of the window in the bungalow because of being set back from the footway in Booth Street and, being situated to the north-west, would not cast any shadow towards the neighbour. In these circumstances it is considered that the proposed development can be accommodated on the site without impinging unduly on the amenity of existing residents whilst providing an appropriate residential environment for future residents and so is acceptable and in compliance with both the SPD and policy H10 of the UDP.

11. LAYOUT AND DESIGN

- 11.1 Booth Street and Market Street are characterised by two storey terraced dwellings mainly of stone construction. However, there are properties to the south east on Samuel Street which are terraced bungalow properties.
- 11.2 Although the proposal involves a semi-detached pair of dwellings they are of two storey height and would be constructed in stone. The stone wall and slate roof external finishes, and the incorporation of window sill and header details, are considered to reflect the predominant architectural vernacular. In terms of design and appearance, the proposed houses are considered to compliment the character of the locality in which they would be set and would provide an active frontage to the road.
- 11.3 Providing approximately 70 sqm of gross internal floor area, both houses achieve National Space Standard requirements for minimum gross internal floor area and built in storage. Therefore, they are considered to provide an acceptable standard of living accommodation for the future occupiers of the proposed dwellings.
- 11.4 It is considered that the design, appearance and layout of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 6 and 7 of the NPPF and is in these aspects acceptable.

12. HIGHWAY SAFETY AND ACCESSIBILITY

- 12.1 UDP Policy H10 requires housing developments to provide suitable arrangements for parking and access, provide convenient access to public transport, and cause no unacceptable impact on the surrounding highway network. However, this must be read alongside the guidance in the National Planning Policy Framework which states, at Paragraph 32, that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 12.2 Given the village location, the site is relatively well located for public transport. Regular bus routes pass close to the site along Market Street and continue to the Ashton and Glossop. In addition to the bus routes, the site is in easy walking distance of the surrounding amenities, including a school and shops.
- 12.2 Satisfactory visibility splays would be provided at the junction of each of the driveways where these meet the highway. The presence of the driveways, where access must be maintained would, if not prevent, discourage on-street parking on this side of Booth Street.
- 12.3 The highway engineers have been consulted on the application and have raised no objection to the proposals. As such, having regard to the above, it is considered that the proposals are considered acceptable and in compliance with the Residential Design SPD, UDP Policy H10 and Section 4 of the NPPF.

13. CONCLUSION

- 13.1 Without impinging unduly on any existing amenities, it is considered that the proposed development would not result in a cramped built environment but rather provide new dwellings that are well integrated with neighbours and constitutes a sustainable development that conforms to the relevant requirements of the Residential Design SPD, the UDP and the NPPF. The recommendation is therefore for approval.

14. 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. No works other than the excavation of the foundations and/or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by, the Councils Environmental Protection Unit (EPU). Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.
3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or a full specification of materials to be used externally on the building and in the construction of all external hard-surfaced areas have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
4. All external hard-surfaced areas shall be constructed of porous materials or else provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the development.
5. The boundary treatments indicated on the approved plan, ref. 16/1043 - Site Layout Rev. A, shall be provided prior to the first occupation of the development.
6. Throughout the period of site preparation and construction, until the occupation of the (final) buildings, no trees, shown to be retained on the approved plan, ref. 16/1043 - Site Layout Rev. A, within the site, shall be felled, uprooted, lopped, topped or otherwise destroyed or damaged, including disturbance to roots, without the previous written consent of the local planning authority. Where any tree is damaged or destroyed without consent, another tree shall be planted of such size, species, and in such a position as may be specified in writing by the local Planning Authority.
7. All windows and external doors in the dwellinghouses hereby approved shall be constructed with reveals, or recesses, to a depth of at least 90mm.
8. Prior to the first occupation of the development hereby approved, the car parking indicated on the approved plan, ref. 16/1043 - Site Layout Rev. A, shall be provided and thereafter kept unobstructed and available for its intended purpose at all times.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that Order, with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: the Location Plan, received on 05/06/17; ref. 16/1043 -

Site Layout Rev. A, received on 18/08/17; and, ref. 16/1043 – Ground Floor Plan Rev A, 16/1043 – First Floor Plan Rev. b and 16/01043 – Elevations, received on 19/010/17.