

Application No.: 16/00172/FUL

Proposal: Single storey detached dwelling with associated access off Bowden Street

Location: Land with garages, rear of 2 Bowden Street, Denton

Applicant: Mr M Thomas

Recommendation: Refuse

REPORT

1.0 SITE AND SURROUNDINGS

- 1.1 The application site is a small, enclosed parcel of land some 0.28 hectares in area located to the rear of existing properties at 2 – 14 (Evens) Bowden Street, 22 – 18 (Evens) Victoria Street and 17 – 29 (odds) Manchester Road. The site also adjoins the boundary with the Memorial gardens off Market Street, Denton.
- 1.2 The site is currently occupied by several garages many of which are in a poor state of repair. The remaining site area comprises grass, rough gravel and hard surfaced areas with some planting and trees to the site boundaries.
- 1.3 Access into the site is via a narrow access road which is situated adjacent to the boundary with 2 Bowden Street. This access way also serves the rear yards/service areas for commercial premises on Manchester Road and residential properties on Bowden Street.
- 1.4 The area surrounding the site is predominately residential and comprises two storey terraced properties fronting onto Bowden Street and Victoria Street. To the north of the site are two/three storey commercial premises which front onto Manchester Road.

2.0 PROPOSAL

- 2.1 The application proposes the erection of a detached single storey dwelling following the removal of the existing garages on site.
- 2.2 The dwelling comprises of a single storey, flat roofed 'U' shaped building some 18 metres in length, 10.6 metres in width with an overall maximum height of 2.5 metres. Internally the accommodation comprises of a hallway, living room, dining/kitchen, 2-bedrooms, a bathroom together with an integral garage. Externally there is a small courtyard garden area within the central part of the site area which is accessed from the proposed dwelling. Bin storage facilities are proposed in front of the proposed dwelling.
- 2.3 The design of the dwelling is modern in design with simple fenestration details and a flat roof. The materials proposed are red/brown facing brick and a felt roof.

2.4 With regard to the proposed access arrangements, the proposal will utilise the existing vehicular access off Bowden Street.

3.0 PLANNING HISTORY

3.1 There is no relevant planning history relating to this application.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

4.2 Tameside UDP

4.2.1 Part 1 Policies

1.3 Creating a Cleaner and Greener Environment

1.4 Providing More Choice and Quality Homes

1.5 Following the principles of Sustainable Development

1.6 Securing Urban Regeneration

1.12 Ensuring an Accessible, Safe and Healthy Environment

4.2.2 Part 2 Policies

H1 Housing Land Provision

H2 Unallocated Sites

H4 Type, Size and Affordability of Dwellings

H9 Backland and Garden Development

H10 Detailed Design of Housing Developments

C1 Townscape and Urban Form

T10 Parking

MW11 Contaminated Land

4.3 Other Policies

4.3.1 Residential Design SPD

4.3.2 National Planning Policy Framework (NPPF)

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring Good Design

4.3.3 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 application process, a site notice was displayed on Bowden Street on 26 April 2016. Individual letters were sent to 26 neighbouring occupiers adjoining the site on 19 April 2016.

6 RESPONSES FROM CONSULTEES

- 6.1 Head of Environmental Services (Highways) has no objections subject to conditions.
- 6.2 Head of Environmental Services (Environmental Protection) has no objections subject to conditions.
- 6.3 United Utilities – No objections subject to conditions relating to foul and surface water drainage.

Further comments are made regarding a public sewer which crosses the site which United Utilities will not permit building over. In order to overcome this, the site layout would need to be modified or the sewer diverted at the applicant's expense.

7 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Councillor A Gwynne has requested that the application be determined by Speakers Panel.
- 7.2 There have been no representations received as part of the public consultation process.

8 ANALYSIS

- 8.1 The principal issues in the determination of this application are;
1. Principle of development
 2. Impact on character of area, layout, design
 3. Residential Amenity
 4. Impact on highway and pedestrian safety
 5. Drainage

8.2 The above matters are considered in more detail below.

9 PRINCIPLE OF DEVELOPMENT

9.1 The NPPF at paragraph 49 requires applications to be considered in the context of the presumption in favour of sustainable development. The framework sets out three dimensions to sustainable development which are an economic role, a social role and an environmental role. It is considered the NPPF would support the residential development of this site given its sustainable location and the regeneration of a previously developed site.

9.2 The development of small sites such as this which are not specifically identified for residential use, known as 'windfall' sites are considered to make a positive contribution to the Borough's housing land requirement.

9.3 There are no objections to the loss of the existing garages on site which are not considered to be of any significant architectural merit. In broad land use terms, the redevelopment of this site for residential purposes is considered acceptable and in accordance with national and local planning policy guidance.

10 IMPACT ON CHARACTER OF AREA, DESIGN AND LAYOUT

10.1 In this regard the proposal should also be considered against UDP Policies C1, H9 and H10 which seek to ensure that the design and layout of proposed residential development are of high quality and complement or enhance the character and appearance of the surrounding area.

10.2 The application site currently comprises a collection of detached garages located to the rear of properties on Bowden Street, Victoria Street and Manchester Road. The garages appear unused and their condition varies to the extent that some are starting to appear dilapidated. Notwithstanding their varied condition, they are not causing harm to the character and appearance of the surrounding area.

10.3 The siting of the proposed dwelling behind existing properties on Bowden Street and Victoria Street is not typical of the area. The properties surrounding the site conform to a common building line directly fronting the highway. The proposal would be situated in a back land location and it is considered that this would be harmful to the character and appearance of the area as it would introduce a relationship between the existing properties and the proposal that is not in common with the locality.

10.4 In terms of its detailed design, the size and scale of the proposed development being single storey would be an uncharacteristic form of development which would be out of keeping with the two storey properties surrounding the site and unacceptably harm the character and appearance of the area.

10.5 Accordingly it is considered that the proposal would be contrary to UDP Policies C1, H9 and H10.

11.0 RESIDENTIAL AMENITY

- 11.1 With regard to impact on residential amenity, UDP Policies H9 and H10 and the Residential Design SPD provide criteria to be met for protecting the residential amenity of nearby residents and ensure that habitable rooms in houses and their gardens have a reasonable degree of daylight and freedom from overlooking.
- 11.2 Specifically, Residential Design SPD Policy RD5 requires a minimum separation distance of 21 metres between existing houses and proposed dwellings/apartments. This distance is reduced by 1 metre in distance for each 10 degrees reduction in angle from 90 degrees between facing buildings. This distance is also reduced to 14 metres across a road frontage. For minimum distances between an existing habitable room window and a blank single storey wall, the Councils minimum privacy distance as specified in the Policy is 10 metres.
- 11.3 The layout proposed contains no windows directly facing existing residential properties as the only windows within the new dwelling front onto a proposed courtyard area/atrium within the central part of the site area. As a result, the proposal is not therefore considered to result in any undue loss of privacy to surrounding residential properties.
- 11.4 However, due to the constrained size of the site it is the impact on outlook for existing occupiers and the overbearing impact from the proposed dwelling which raise concerns. The dwelling will be between just 7 and 8 metres away from the rear elevations of existing properties on Bowden Street and Victoria Street and would be just 2 metres away from the boundary of their rear yard areas.
- 11.5 Whilst the proposal is only single storey in height, at 2.7 metres high, it would still be visible over the existing boundary treatments between existing properties and the application site. As a result it is considered that the outlook for the occupiers of Victoria Street and Bowden Street would be obstructed by an imposing brick wall forming the side and rear elevations of the proposed dwelling of a significant height and width. The effect for existing occupiers would be overbearing due to its close proximity and would also result in substantial harm to outlook when viewed from existing properties and their garden/yard areas.
- 11.6 As a result of the above it is considered that the proposal would have an adverse impact on the residential amenities of existing occupiers and would be contrary to UDP Policies H9, H10 and RED5 of the SPD Residential Design.

12 IMPACT ON HIGHWAY AND PEDESTRIAN SAFETY

- 12.1 With regard to the impact of the proposal on highway and pedestrian safety, access to the proposed dwelling would be taken from the existing access adjacent to 2 Bowden Street. This is a narrow road/passageway which would previously have served the existing garages on site and also provides access to the rear of properties on Bowden Street.

- 12.2 Whilst the use of this access to serve the proposed dwelling is not ideal due to its restricted width, tight entrance onto Bowden Street, available visibility and limited turning space within the site, having regard to the 'fall back' position (the fact that the access could be used to serve the existing garages) it is not considered that the proposal will create more traffic movements than the authorised use of the site. In this regard there are no objections to the use of the proposed access on highway safety grounds.
- 12.3 Policy T10 of the UDP advises that new development will be subject to maximum levels of parking provision and criterion (b) of Policy H10 requires that parking facilities for new housing developments are provided with no unacceptable impact on the surrounding highway network.
- 12.4 Taking into account the particularly convenient location of the site close to bus services (the nearest bus stop being approximately 100 metres away on Manchester Road), it is considered that the level of parking provision (100%) proposed by the application is acceptable.
- 12.5 The Head of Environmental Services (Highways) has raised no objections to the proposal on highway safety grounds.

13 DRAINAGE AND FLOOD RISK

- 13.1 There is no recorded flooding on site or within the immediate area. Also, the area is designated as Zone 1 as defined by the EA Flood Map and is therefore in a location which is less than 1:1000 annual probability of river flooding which is a low risk.

RECOMMENDATION: REFUSE for the following reason:

The proposed development would constitute overdevelopment of the site and would be out of keeping with the character of the area. In particular it would be out of scale and of a design which is at odds with the prevailing house type and be too close to site boundaries resulting in a poor outlook and visually overbearing impact to adjoining residential occupants. As such the proposal is contrary to Policies H9 and H10 of the Tameside Unitary Development Plan and the Councils adopted SPD Residential Design.