

Application Number: 21/00487/FUL

Proposal: Two-storey side/rear wraparound extension necessitating removal of existing single storey rear extension

Site: 5 Wilson Crescent, Ashton-under-Lyne, OL6 9SA

Applicant: Mr and Mrs Thomas

Recommendation: Grant approval subject to conditions.

Reason for Report: Applicant is employed by Tameside MBC.

1.0 APPLICATION DESCRIPTION

1.1 Planning permission is sought for additions/alterations to the dwellinghouse '5 Wilson Crescent' consisting of the erection of a two-storey side/rear wraparound extension, including a part two-storey side extension with flat roof with the main two-storey side/rear extension to be topped with a hipped roof. The proposed additions will necessitate the removal/incorporation of an existing single storey rear extension.

2.0 SITE & SURROUNDINGS

2.1 No.5 Wilson Crescent is a two-storey, semi-detached dwellinghouse located at the end of the cul-de-sac, to the northeast of the turning head. The application property is orientated southwest and is adjoined to no.7 Wilson Avenue to the southeast and adjacent to no.3 Wilson Crescent to the west, which is orientated towards the application property by approximately 45 degrees. The application property has a modest front yard area and a larger back garden, with no provision for off-street parking to the front, but a driveway, which is accessed from Crompton Street to the rear. The rear boundary is shared partly with the rear yard areas of dwellings to Crompton Street and partially with Crompton Street.

3.0 PLANNING HISTORY

3.1 No relevant planning history identified

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) (2004)

4.2 UDP Allocation: No Allocation

4.3 Part 1 Policies:

1.3 Creating a Cleaner and Greener Environment

1.5 Following the Principles of Sustainable Development

1.12 Ensuring an Accessible, Safe and Healthy Environment

4.4 Part 2 Policies:

C1 Townscape and Urban Form

H10 Detailed Design of Housing Developments

T10 Parking

4.5 **Other Policies**

Ministry of Housing, Communities and Local Government: National Design Guide

4.6 It is not considered there are any local finance considerations that are material to the application.

4.7 **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Section 2 - Achieving sustainable development

Section 12 - Achieving well-designed places

4.8 **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.

4.9 Tameside's Supplementary Planning Document (Residential Design Guide)

5.0 **PUBLICITY CARRIED OUT**

5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6.0 **RESPONSES FROM CONSULTEES**

6.1 None

7.0 **SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

7.1 None

8.0 **ANALYSIS**

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.

8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision taking this means:-

- Approving development proposals that accord with the development plan without delay; and,
- Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - o Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or,
 - o Specific policies in the Framework indicate development should be restricted.

8.4 In accordance with the revised NPPF and the Tameside UDP, the main issues raised by the application relate to the following:

- Principle of the development;
- Impact of the development on the character and appearance of the surrounding area;
- Impact on amenity; and,
- Impact on highway safety.

The above matters, and other considerations, are considered in more detail below.

9.0 PRINCIPLE OF DEVELOPMENT

9.1 The site is situated on unallocated land as per Tameside's adopted Unitary Development Plan (2004). As such, the principle of the development proposed is acceptable.

10.0 CHARACTER OF THE SURROUNDING AREA

10.1 Section 12 of the NPPF places great importance on good design and states that good design is a key aspect of sustainable development. Unitary Development Plan policies C1 and H10 require that developments contribute appropriately to the townscape and that they are well designed and of a high quality. Furthermore, the Local Planning Authority's Residential Design Guide Supplementary Planning Document details specific standards and guidelines that should be adhered to in order to achieve well designed developments.

10.2 The proposed two-storey side/rear extension will be setback from the front elevation of the application property and have very limited impact on the street scene and design/appearance of the dwelling from Wilson Street. There is a somewhat unusual side elevation element to the extension, with a blank front elevation and flat roof with roof lantern. Despite this element of the proposal being somewhat out of keeping, it would not have a considerable detrimental impact on the street scene, given the setback and orientation of neighbouring no.3 Wilson Crescent, so is acceptable on balance.

10.3 The rear elevation of the proposed two-storey side/rear extension will be relatively prominent from Crompton Street, which runs along the rear boundary of the application property. However, the extension will be set away from the boundary and would be visually in keeping with the host dwelling, with matching brickwork and suitable fenestration, as well as roof type. As such, the proposed extension would not unduly affect the street scene along Crompton Street.

10.4 Proposed materials, roof type and fenestration throughout are appropriate.

10.5 Overall and on balance, the proposal is acceptable and would have limited impact on the character of the host dwelling and surrounding area. The proposal complies with UDP Policies C1, H10 and SPD Policies RED1, RED4 and RED5.

11.0 AMENITY

11.1 Paragraph 127 (f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. UDP Policy H10 requires that any development, including extensions, should not have unacceptable impacts on the amenity of neighbouring properties through loss of privacy nor overshadowing. In addition, the SPD contains specific standards and guidelines for different development types to ensure that no undue amenity impacts are caused to the occupiers of neighbouring properties.

11.2 The proposed two-storey side/rear extension will add bulk and mass to the dwellinghouse to the elevation closest to the shared boundary with adjacent no.3 Wilson Crescent. No.3 has 2.no side elevation, first floor windows as well as a single storey side extension. It is observed that the two windows serve non-habitable rooms (a bathroom and landing) and, as such, SPD Policy RED2 specifies no minimum separation distance between them and any development. Impact to amenity by way of loss of light/outlook from the affected windows would be limited.

11.3 The existing single storey side extension to no.3 is observed to have a glass roof. As such, it may be expected that some loss of light will occur to this room as a result of the proposed two-storey side extension. However, it is not considered that this fact would be grounds for a refusal of the application, given that it is not typical to rely on light from a roof. In addition, it is observed that adequate access to light and outlook will be maintained from rear elevation windows and patio doors to the extension at no.3.

11.4 A side elevation, habitable room windows is proposed to the ground floor of the extension. This window would be a secondary window to a habitable room. Due to potential amenity impacts by way of overlooking/loss of privacy, it will be conditioned that this window is obscure glazed and non-opening, which will still allow the window to increase light levels in the habitable room, whilst avoiding a risk of neighbour amenity impact.

11.5 Submitted plans demonstrate that the proposed extension will comply with SPD Policy RED2 and the relevant interface distances to be maintained contained therein. As such, it is not expected that the proposal would lead to undue overlooking/loss of privacy between habitable room windows of the extension and surrounding dwellings.

11.6 Due to the position of the proposed two-storey side/rear extension away from the shared boundary with no.7 and the orientation of the rear elevation of no.3 away from the application property, the proposal would comply with SPD Policy RED3 and not be expected to cause undue amenity impacts to neighbouring occupiers.

11.7 Overall, the proposed two-storey, side/rear extension is acceptable and would not cause undue amenity impacts to neighbouring occupiers, complying with UDP Policy H10 and SPD Policies RED2 and RED3.

12.0 HIGHWAY SAFETY

12.1 The application property currently has off-street car parking accessed from the rear boundary from Crompton Street. The proposed development would not materially alter this arrangement and, as such, it is not expected that the proposed development would have any impact on highway safety. Therefore, it is considered the proposal duly complies with UDP Policies T1, T10 and Paragraph 109 of the NPPF.

13.0 CONCLUSION

13.1 The proposal is considered sustainable development under the terms of the NPPF, whilst also complying with relevant policies of the Tameside Unitary Development Plan, as well as meeting the standards and guidelines set out in the Tameside Residential Design Supplementary Planning Document. The proposal is accordingly recommended for approval.

RECOMMENDATION:

Grant planning permission subject to the following conditions:

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Floor Plans (Drawing Number 200815/001 dated April 2021) – Received by the Council 19 May 2021;
- Proposed Ground Floor Plan (Drawing Number 200815/002 dated April 2021) – Received by the Council 19 May 2021;
- Proposed First Floor Plan (Drawing Number 200815/003 dated April 2021) – Received by the Council 19 May 2021;
- Existing Elevations (Drawing Number 200815/004 dated April 2021) – Received by the Council 19 May 2021;
- Proposed Elevations (Drawing Number 200815/005A dated April 2021) – Received by the Council 19 May 2021);
- Proposed Site Plans (Drawing Number 200815/006 dated April 2021) – Received by the Council 19 May 2021;
- Existing and Proposed Roof Plans (Drawing Number 200815/007A dated April 2021) – Received by the Council 19 May 2021; and,
- Site Location Plan and Site Block Plan (Drawing Number 200815/008 dated April 2021) – Received by the Council 19 May 2021.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Tameside Unitary Development Plan and National Planning Policy Framework.

3. The external surfaces of the development hereby approved shall match those applied to the external surfaces of the existing dwellinghouse.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies C1 and H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

4. Prior to the first occupation of the development hereby approved, the proposed ground floor side elevation window to the living room (as shown in Proposed Elevations (Drawing Number 200815/005A dated April 2021) shall be installed with obscure glazing (using glazing that meets Pilkington Level 4 in obscurity to a minimum and be non-opening to a height of 1.7-metres above internal floor level) in accordance with the approved plan and retained as such thereafter.

Reason: In order to ensure a satisfactory level of neighbour amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.