

Application Number 21/01352/FUL

Proposal Proposed single storey rear extension and alterations.

Site 139 St. Annes Road, Denton

Applicant Mr and Mrs A Gwynne

Recommendation Approve, subject to conditions.

Reason for Report The applicant is an elected Member of Tameside Council.

1. APPLICATION DESCRIPTION

1.1 The application seeks planning permission for the erection of a single storey rear extension to a residential dwelling. It will replace an existing conservatory extension and project approximately 4.06m beyond the rear elevation of the application property, extend approximately 7.6m in width and have a height of approximately 3.2m. The extension features a flat roof with 2 no. roof lanterns. The materials are proposed to match those of the existing property.

1.2 The application is supported by the following drawings:

- AGD/01B Existing and Proposed Plans and Elevations – Received by the Council 23 November 2021.
- Location plan – Received by the Council 23 November 2021.

2. SITE AND SURROUNDINGS

2.1 The application site occupies a corner plot location of a cul-de-sac adjoining the eastern end of St. Annes Road. Off street parking provision is provided by the front driveway. The boundary adjacent to the gable end of the application property to the north is flanked by a public footpath which connects the eastern and western ends of St. Annes Road. Opposite the site, separated by a public footpath is the former Penny Farthing public house and to the rear is the site of a pre-school.

2.2 The existing property is a two storey detached dwelling. A rear conservatory with a low-slope roof has previously extended the property. To the front and rear are generous gardens.

2.3 The design and appearance of the existing property is of a modern-traditional design, matching other properties on the cul-de-sac and constructed from brick with render to the first floor with a gable style concrete tiled roof above.

3. PLANNING HISTORY

3.1 There is no relevant planning history relating to the application site.

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

4.2 Unallocated, within the Denton North East Ward.

4.3 Part 1 Policies:

- 1.3: Creating a Cleaner and Greener Environment
- 1.5: Following the Principles of Sustainable Development

4.4 Part 2 Policies:

- H10: Detailed Design of Housing Developments
- C1: Townscape and Urban Form

4.5 Other Policies

Residential Design Guide Supplementary Planning Document (SPD):

- RED1: Acknowledge Character
- RED2: Minimum Privacy and Sunlight Distances
- RED3: Size of Rear Extensions
- RED4: Design of Rear Extensions

4.6 National Planning Policy Framework (NPPF):

- Section 2: Achieving Sustainable Development
- Section 12: Achieving Well Designed Places

4.7 National Design Guide (2021)

Illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

5. PUBLICITY CARRIED OUT

5.1 In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Tameside Statement of Community Involvement, the adjoining owner or occupiers were notified of the proposed development.

- Neighbour notification letters were sent to nine addresses; and
- Display of site notice.

6. RESPONSES FROM CONSULTEES

6.1 Given the nature of the proposal, no consultees were asked to comment.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 None received.

8. ANALYSIS

8.1 The main issues to consider in the determination of this application are:

- The principle of the development;
- Design and local character; and
- Residential amenity.

9. PRINCIPLE

9.1 Paragraph 126 of the National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 further states that decisions should ensure developments are visually attractive, as a result of good architecture, layout and appropriate and effective landscaping and will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

9.2 Locally, Policy H10 and C1 of the adopted Tameside UDP states that new development will be required to be of a high quality design that complements or enhances the character and appearance of the surrounding area.

9.3 The site is unallocated, is a residential property and a proposed extension to the property would maintain the residential intensity of the site and subject to design/amenity considerations, as outlined below. The proposal is therefore acceptable in principle subject to both design and amenity.

10. DESIGN AND APPEARANCE

10.1 Policy RED1 requires that proposals should apply an architectural style that reflects the existing dwelling and surrounding area and should not alter the scale and mass of the existing dwelling. Policy RED4 of the Residential Design Guide states that extensions to the rear of a house must not dominate the host dwelling, align in terms of scale and mass and roof styles should align with the host dwelling.

10.2 Under Class A (Part 1, Schedule 2) of the Town and Country Planning General Permitted Development Order, a single storey rear extension can be erected within the curtilage of a dwelling house, but in the instance of the application property, would be limited to a projection of 4m beyond the rear wall of the original dwelling house, total height of 4m and eaves height of 3m within 2m of any boundary. In this particular case, the extension only requires planning permission by virtue of it extending 4.06m from the rear wall of the dwellinghouse. This is a material planning consideration in the determination of this application.

10.3 Given the non-excessive scale and size of the extension, Officers are of the view that the development will be a subordinate addition to the existing property and would not unacceptably alter the scale and massing of the main dwelling, compliant with policies RED1 and RED4 of the SPD in this regard. The extension will be constructed with matching materials and with matching fenestration detailing and will represent a complimentary addition to the main dwelling.

10.4 The roof design is not strictly in accordance with policy RED4, as the proposed flat roof with 2 no. lanterns would not generally be in keeping with the host dwelling. However, the roof design when paired with the height and projection of the proposed extension is not considered to be materially disparate from appearance of the existing conservatory to the point that the proposed extension would result in a significant impact on the character and appearance of the host dwelling from any public vantage points, nor the wider area.

Moreover, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 sets out what alterations and extensions can be undertaken to a dwelling as 'permitted development', without requiring a planning application to be made. The application proposal, as a result of projecting 4.06m from the rear wall of the application property, would not be permitted development, though Officers have regard to what would be allowed as permitted development for a single storey rear extension and the viable permitted development fall-back position of the application.

- 10.5 Overall, the proposed single storey rear extension is deemed to meet the standards and guidelines set out under SPD Policies RED1 and RED4, Policies C1 and H10 of the adopted Tameside UDP and the NPPF.

11. RESIDENTIAL AMENITY

- 11.1 Paragraph 130 (f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants.
- 11.2 Locally, the adopted Tameside 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.
- 11.3 In addition, the Tameside Residential Design Supplementary Planning Document (March 2010) (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. Policy RED2 establishes guidelines for privacy and sunlight distances; in order to ensure that developments do not cause unacceptable overshadowing, loss of natural light, or reduce privacy to neighboring properties, minimum distance allowances have been implemented between new extensions and existing properties. Policy RED3 of the SPD states that if rear extensions are badly designed they can result in overshadowing, loss of privacy and/or a reduced outlook for neighbouring properties and their inhabitants. In order to avoid such issues, the Council will limit the size of extensions using a 60 degree angle line rule. If a neighbour has an existing extension and this is the nearest habitable room window, the rule should be applied from the extension. The proposed development complies with the 60 degree angle requirement in respect of RED3 and the separation distance requirement in respect of RED2.
- 11.4 Notwithstanding the above, given the orientation of the application property in relation to neighboring properties, no. 137 St. Annes Road and the site of the pre-school to the rear, together with the existing boundary treatment, it is not expected that the proposed rear extension would cause undue amenity impacts to the occupiers of the neighbouring properties by way of loss of light/overshadowing, outlook/overbearing impact nor loss of privacy/overlooking
- 11.5 In light of the above, the proposed rear extension is deemed to meet the standards and guidelines set out under the SPD Policy RED2 and RED3, Policy H10 of the adopted Tameside UDP and the NPPF.

12. CONCLUSION

- 12.1 To conclude, the proposed single storey rear extension would not have a negative impact on the character and appearance of the existing dwelling and surrounding area. In addition, the proposed extension would not significantly harm the outlook or result in overshadowing, loss of privacy or a loss of light to the surrounding neighbours. For the aforementioned reasons, it is considered that the application is in accordance with the revised NPPF, UDP policies 1.3,

C1 and H10 together with the Councils adopted Residential Design SPD Policies RED1, RED2, RED3 and RED4 and is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The development hereby permitted must begin before the expiration of three years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in full accordance with the following amended plans/details received 23 November 2021:

AGD/01B Proposed Plans and Elevations
Location Plan

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policies and relevant national Planning Guidance (Policies RED1, RED2, RED3 and RED4 of the Tameside Residential Design SPD; Policies C1 and H10 of the Tameside UDP).

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality, in accordance with UDP Policy C1: Townscape and Urban Form.