

Application Number:	22/00271/FUL
Proposal:	Two Storey Side extension to semi-detached property.
Site:	81 Clarendon Road, Hyde, SK14 2LJ
Applicant:	Ms Lynsey Potter
Recommendation:	Grant planning permission, subject to conditions.
Reason for Report:	The applicant is an employee of Tameside Council.
Background Papers:	The planning application documents are background papers to the report. They are open to inspection in accordance with Section 100D of the Local Government Act 1972.

1. SITE & SURROUNDINGS

- 1.1 The application relates to 81 Clarendon Road, a two storey 1930's semi-detached dwelling within Hyde. The application property is brick built with a hipped roof, curved bay windows and a cross gable feature to the front elevation. The dwelling benefits from an existing single storey garage extension to the side elevation that is flush with the existing front wall. The house and its neighbours 73-79 Clarendon Road sit in a row with a uniform building line. There is provision for the parking of two vehicles to the front of the property.
- 1.2 The application property is adjoined to no.83 Clarendon Road to the east and shares a side boundary with neighbouring properties no.79 Clarendon Road and nos 2-8 Park Road to the west. The rear boundary is shared with an area of Council owned land, and this is allocated as Protected Green Space under the Tameside UDP.

2. PROPOSAL

- 2.1 The application seeks planning permission for a two-storey extension to the side of the property. The proposal will require the demolition of an existing side extension.
- 2.2 The proposed two-storey side extension is set-back from the existing front elevation by approximately 500mm at the ground and first floor levels, projects approximately 2.9m from the existing side gable and is approximately 8.1m in length. There are windows proposed to the front and rear elevations. The extension proposes a hipped roof to match that on the existing property.
- 2.3 In order to address concerns regarding scale and mass and the potential of a harmful terracing effect, amended plans have been submitted by the applicant.

3. PLANNING HISTORY

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

4. PLANNING POLICY

National Planning Policy Framework

- 4.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable solutions,

but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.

4.2 Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay (as per section 38(6) of the Planning and Compulsory Purchase Act 2004). However, where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protects areas or assets of particular importance, provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

4.3 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Planning Practice Guidance (PPG)

4.4 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.

Development Plan

4.5 The adopted development plan is the Tameside Unitary Development Plan (2004) and the Greater Manchester Joint Waste Development Plan Document (2012).

Tameside Unitary Development Plan (2004)

4.6 **Tameside Unitary Development Plan (UDP) Allocation**

4.7 Unallocated, within the Hyde Newton Ward

4.8 **Part 1 Policies:**

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

4.9 **Part 2 Policies:**

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

4.10 **Supplementary Planning Documents**

Residential Design Guide Supplementary Planning Document:

- RED1: Acknowledge Character
- RED2: Minimum Privacy and Sunlight Distances
- RED5: Design of Side Extensions
- RED12: Car Parking and Access

Other Relevant Policies

National Design Guide (2021)

- 4.11 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.

Places for Everyone

- 4.12 The Places for Everyone Joint Development Plan Document was published in August 2021. It was submitted to the Secretary of State in February 2022 and inspectors are appointed to carry out an independent examination. It is a joint plan covering nine of the ten Greater Manchester districts, including Tameside, and is intended to provide the overarching framework to strategically manage growth across the boroughs.
- 4.13 Paragraph 48 in the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight may be given); the extent to which there are unresolved objections (the less significant, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 4.14 Whilst Places for Everyone has been published and submitted, a number of representations have been received objecting to policies, and so in accordance with paragraph 48 of the NPPF, only very limited weight can be given to those policies at this time.

Other Considerations

- 4.15 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.
- 4.16 The application has been considered in accordance with the Tameside One Equality Scheme (2018-22), which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

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 by neighbour notification letters and display of a site notice.

6. SUMMARY OF THIRD PARTY RESPONSES

- 6.1 In response to the neighbour notification letters, there has been 1 representation received. The following concerns have been raised within the objection letter, which is summarised as follows:

- 6.2 Amenity issues:
Impact on loss of light and overshadowing

Other matters

- Access for construction
- Noise and disturbance

7. RESPONSES FROM CONSULTEES

7.1 None.

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;
- Residential amenity;
- Other matters (Highway Safety)

9. PRINCIPLE

9.1 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 Policies C1 and H10 of the Tameside Unitary Development Plan (UDP) state proposals should respect the nature of surrounding fabric and relationship between buildings and that housing developments should be of high quality, complementing and enhancing the character and appearance of the surrounding area.

10.2 Policy RED1 of the Residential Design SPD 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. With regard to side extensions, Policy RED5 states that side extensions should be setback by a minimum of 1m at upper floors or 0.5m over both ground and upper floors. This will help to reduce a terracing effect and ensure existing scale and mass is retained; in some cases a greater setback may be required to maintain an acceptable mass. RED5 goes on to state that extensions should be setback 1m from the side boundary to help prevent a terracing effect and ensure front to rear access is retained, and that extensions must align with their surroundings in terms of mass and scale.

10.3 The proposed two-storey side extension will replace an existing single storey side extension that is flush with the existing front wall and projects approximately 2.9m from the existing gable.

10.4 Although the proposed extension will not be set in from the boundary with regard to SPD Policy RED5, the proposed extension would not be significantly different to that of the existing situation and therefore is not expected to be unacceptably detrimental to the street scene. By reason of the set back at the ground and first floor levels and reduced ridge height, the risk of a harmful terracing effect is mitigated

10.5 Officers are of the view that the proposed side extension will be a subordinate addition to the application property and would not unacceptably alter the scale and massing of the host dwelling. The proposed two-storey side extension will be constructed from matching materials with a hipped roof above and matching fenestration and so will represent a complimentary addition to the main dwelling.

- 10.6 Overall, the proposed single storey rear extension is deemed acceptable, having regard to the standards and guidelines set out under SPD Policies RED1 and RED5, 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, 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 sunlight distances; in order to ensure that developments do not cause unacceptable overshadowing or loss of natural light, minimum distance allowances have been implemented between new developments and existing properties.
- 11.4 The extension does not protrude beyond the front and rear of the property and as such, would not affect the neighboring properties in terms of outlook
- 11.5 The Council acknowledges the concerns/objections that have been raised by neighbouring residents. The window to the gable elevation of no.79 Clarendon Road is noted, however, this window is understood to serve a non-habitable room (landing). No undue harm to the amenity of neighbouring occupants by virtue of loss of light, outlook or privacy is anticipated.
- 11.6 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 Policy H10 of the adopted Tameside UDP and the NPPF.

12. OTHER MATTERS (HIGHWAY SAFETY)

- 12.1 Whilst it is acknowledged that the increased dimensions of the proposed integral garage would not be compliant with SPD Policy RED12, there is sufficient space for the parking of two vehicles to the driveway at the front of the property, which would be unaffected by the scheme. Furthermore, there is sufficient space for parking on the surrounding streets; therefore, it is not considered that the impact on the public highway would be severe as a result of proposed development, in accordance with paragraph 111 of the NPPF.

13. CONCLUSION

- 13.1 To conclude, the proposed two-storey side 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, and RED5 and is therefore recommended for approval.

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development hereby permitted must begin before the expiration of 3 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:

3. P-01 Existing Plans and Elevations (Received by the Council 17 March 2022)
P-02 Proposed Plans and Elevations Rev A (Received by the Council 25 May 2022)

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 and RED5 of the Tameside Residential Design SPD; Policies C1 and H10 of the Tameside UDP).

4. 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.