

**Application No.:** 18/00125/FUL

**Proposal:** Single storey rear extension, replacement external staircase to first floor and alteration to shop front.

**Site:** 121 – 123 Haughton Green Road, Denton

**Applicant:** The Green Funeral Services, 121 – 123 Haughton Green Road, Denton

**Recommendation:** APPROVE

**Reason for Report:** Councillor Reid has requested that the application be determined by the Speakers Panel (Planning)

## **REPORT**

### **1. SITE & SURROUNDINGS**

- 1.1 121 – 123 Haughton Green Road is a two storey building which is part of a terrace within a mixed area of retail and residential uses on Haughton Green Road, Denton. The ground floor is currently in use as a funeral directors. There is a self-contained flat on the first floor. To the rear of the site is a small enclosed yard area. Access to both the funeral directors and self-contained flat is from Haughton Green Road. An external staircase to the rear of the premises provides access from the first floor flat to the rear yard area.
- 1.2 Adjoining uses include a shop at 119 Haughton Green Road and a dwelling house at 125 Haughton Green Road. Residential properties lie opposite the site. A landscaped area of land adjoins the rear boundary of the site, beyond which lie residential properties on Greendale Grove.

### **2. APPLICATION DESCRIPTION**

- 2.1 The application seeks planning permission for various alterations to the existing ground floor premises and first floor flat which can be summarised as follows:
- A new shop front including the removal of the existing entrance door to the first floor flat.
  - A single storey rear extension to provide additional floor space for the ground floor use. Specifically the extension will be used as a chapel of rest and preparation area.
  - The relocation of the existing external staircase to the rear.
- 2.2 Since the original submission, the application site boundary has been amended to incorporate an additional piece of land to the rear of the site adjoining Greendale Grove. This is to facilitate the provision of a pedestrian access to the first floor flat. In addition, the position regarding the access arrangements for both the ground floor use and first floor flat has been clarified by the applicant in an 'operation statement'. This statement confirms that access to and from the ground floor use will not change from the existing arrangements which are from Haughton Green Road. The pedestrian access from Greendale Grove will be for the first floor flat only.

### **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 settlement of Haughton Green, Denton.
- 4.3 Local Shopping Centres and Parades

#### **4.4 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

#### **4.5 Part 2 Policies**

- H10: Detailed Design of Housing Developments
- T10: Parking
- S9: Detailed Design of Retail and Leisure Developments
- C1: Townscape and Urban Form
- C11: Shop Fronts
- MW11: Contaminated Land

#### **4.6 Other Policies**

- Tameside Residential Design Supplementary Planning Document
- Haughton Green Supplementary Planning Document

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

- Section 7 Requiring good design
- Section 8 Promoting healthy communities

#### **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.

#### **5. 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. RESPONSES FROM CONSULTEES**

- 6.1 Head of Environmental Services - Environmental Protection have no objections to the proposal.
- 6.2 Head of Environmental Services – Highways have no objections to this proposal.
- 6.3 The Coal Authority – No objections to this proposal but given location of application site in the interests of public safety, recommend an informative relating to development within areas which have been defined by the Coal Authority as containing potential hazards arising from former coal mining activity.

## 7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Councillor Reid has requested that the application be determined by Speakers Panel.
- 7.2 In response to the original notification, 8 letters of objection were received from the occupiers of nearby residential properties. Main points raised:
- Object to new access at rear of site onto Greendale Grove
  - Object to the use of the rear gate/access on Greendale Grove by funeral directors
  - There will be an increase in traffic, noise and disturbance from the use of rear access
  - Greendale Grove is a residential street and should not be used for commercial purposes
  - Proposal will exacerbate existing parking problems on Greendale Grove.
  - The proposal will have a detrimental impact on highway safety and residential amenity
  - There are no other business premises on Haughton Green Road which have direct access onto Greendale Grove
  - There is a one metre wide landscaping strip separating the application site from Greendale Grove. Object to the loss of this greenery.
  - Where will residents of the first floor flat park?
  - Noise and disturbance during construction period whilst building work takes place.
- 7.3 1 additional letter of objection was raised to the amended plans/additional information. No new issues have been raised.

## 8. ANALYSIS

- 8.1 In accordance with the NPPF and Tameside UDP policies C1, C11, S9 and H10, the main issues raised by the application relate to the following:
- Impact on the character and appearance of the surrounding area;
  - Impact on residential amenity; and,
  - Impact on highway safety
- 8.2 The above matters are considered in more detail below.
- Impact on character and appearance of surrounding area**
- 8.3 In terms of its detailed design, UDP Policies S9 and C11 require extensions to retail premises and new shop fronts to respect the materials, design, scale and character of the existing building and surrounding shop fronts. Section 7 of the NPPF also makes clear the importance of good design in new development.
- 8.4 The application premises occupy a prominent position facing a main road frontage. Whilst the row of properties in which the premises sit is fairly uniform in terms of its style and design, there is some variation in terms of window design and fenestration details. The proposed new shop front is considered acceptable in terms of its detailed design and the proposed materials are considered to be in keeping with the existing property and general street scene.
- 8.5 The proposed extension to the rear of the premises is relatively small scale in terms of its size and floor area created. Its flat roofed design will match the roof style on the existing single storey outrigger at the application premises. As a result it is not considered that the proposal would have any undue impact on the general street scene or character of the surrounding area.
- 8.6 Overall it is considered that the detailed design of the shop front and rear extension are in keeping with that of the existing premises and in complete accordance with UDP Policy C11 and S9.

### **Residential Amenity**

- 8.7 The NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. Saved UDP H10 seeks to ensure that new development does not result in any detrimental impact on the residential amenities of existing occupiers through loss of privacy, overshadowing or outlook.
- 8.8 The Residential Design SPD expands on issues covered by criteria under Policy H10 with, amongst other matters, the requirement to limit the size of single storey rear extensions using a 60 degree line when taken from the nearest habitable room window on the adjoining property in order to protect the residential amenity of occupiers thereof.
- 8.9 In this particular case, the single storey rear extension complies with the Councils UDP Policy and SPD on Residential Design with regard to its relationship to the adjoining properties at 119 and 125 Haughton Green Road. As a result it is not considered that any undue overshadowing or loss of outlook to the adjoining occupiers would result from this part of the proposal.
- 8.10 With regard to the proposed external staircase, it is noted that this will replace an existing external staircase at the application site albeit in a slightly revised location with an elongated raised walkway above the proposed flat roofed extension. Having regard to the siting and design of this part of the proposal, it is not considered that the replacement external staircase will result in any greater overlooking to the occupiers of 119 and 125 Haughton Green Road than the existing situation.
- 8.11 In order to protect the privacy and amenity of adjoining occupiers, a planning condition could be attached to any planning permission to prevent the roof area of the proposed rear extension being used as a balcony or seating area.

### **Highway Safety**

- 8.12 With regard to impact on highway and pedestrian safety in relation to the formation of the new pedestrian access to the rear of the site onto Greendale Grove, this is considered to be acceptable in terms of its siting and location.
- 8.13 The applicant has confirmed that this will only be used for access to the first floor flat and that the existing access, egress and parking arrangements for the ground floor use will remain unaltered as a result of this proposal. If Members are minded to approve this application, a planning condition can be attached to any planning permission to ensure that the rear access is only used in connection with the first floor accommodation and not for any purposes in connection the ground floor commercial use of the building.
- 8.14 The existing first floor flat does not benefit from any off street car parking facilities. It is acknowledged that the new access arrangements to the flat from Greendale Grove may impact upon existing neighbouring residents in terms of accessibility to on street parking. Whilst the concerns of residents in this regard are noted, it is not considered that the additional demand for parking resulting from this aspect of the proposal will increase demand for on street parking to such an extent to warrant the refusal of this application. Of relevance in this regard is also the relatively accessible location of the application site which is served by public transport.
- 8.15 The new shop front will not alter the existing pedestrian access/egress into the premises from Haughton Green Road. The proposal is acceptable in this regard.

### **Other Matters**

- 8.16 It is acknowledged that the provision of the pedestrian access to the rear of the site will result in the loss of some planting/greenery adjacent to Greendale Grove. The narrow parcel of land the subject of this application forms part of a wider buffer of planting comprising trees and shrubs. No trees within the landscaped buffer are protected by a

tree preservation order (TPO). Given the size of land to be utilised for the pedestrian access, it is not considered that the loss of any trees and shrubs associated with this part of the proposal will be so detrimental to the visual amenities of the surrounding area to warrant the refusal of the application.

- 8.17 The concerns of local residents relating to the use of Greendale Grove for purposes associated with the operation of the funeral directors are noted. The applicant has subsequently clarified the position regarding access to and from the funeral directors which will be the same as the existing arrangements; i.e. from Haughton Green Road.

## **9. CONCLUSION**

- 9.1 To conclude, it is considered that the application is in accordance with UDP policies C1, C11, S9 and H10 together with the Councils adopted SPD on Residential Design and Haughton Green and is therefore recommended for approval.

## **RECOMMENDATION**

Grant planning permission subject to the following conditions and standard reasons:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The materials to be used in the construction of any external work including bricking up any existing window/door openings shall match as closely as possible the corresponding materials in the existing building.
3. The pedestrian access gate from Greendale Grove shall be used only to provide access via the proposed external staircase to the first floor flat only and for no other reason.
4. The flat roof area above the ground floor extension and indicated as 'New flat roof to new extension' on the approved drawing (3692 201 Rev A) shall not be used as any form of balcony, amenity or sitting out area without the prior written approval of the Local Planning Authority.
5. Prior to installation, the external staircase hereby approved shall be painted in a colour which shall first have been submitted to and agreed in writing by the Local Planning Authority. The external staircase shall be installed in accordance with the approved details.
6. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
7. The development hereby approved shall be carried out in accordance with the following approved drawings received by the Council on 16 April 2018 and 11 July 2018 namely:

3692 501 Rev B (Block Plan)  
3692 300 Rev F (Proposed Elevations)  
3692 210 Rev A (Proposed First Floor Plan)  
3692 200 Rev F (Proposed Ground Floor Plan)  
3692 002 Rev C (Existing Elevations)  
3692 001 Rev C (Existing Plans)  
3692 500 Rev B (Location Plan)