

<b>Application Number</b>	<b>16/00552/FUL</b>
<b>Proposal</b>	<b>Repositioning of semi detached dormer bungalows Plots 9 and 10 – Retrospective.</b>
<b>Site Location</b>	<b>Former Audenshaw Community Centre Denton Road Audenshaw</b>
<b>Applicant</b>	<b>MSB Construction Ltd Norfolk Road Walkden</b>
<b>Recommendation</b>	<b>Approve</b>

## REPORT

### **1.0 SITE & SURROUNDINGS**

- 1.1 The application site forms part of a larger site currently being redeveloped for housing and was the former Audenshaw Community Centre site. The site is within a residential area.
- 1.2 The site is accessed via Richmond Street to the east which also serves existing residential properties comprising a mix of two storey and bungalow accommodation. Both two and three storey residential accommodation adjoins the site to the south with Denton Road to the north and west.

### **2.0 PROPOSAL**

- 2.1 This application seeks retrospective planning permission for the repositioning of 2no. two bedroom semi detached dormer bungalows with vehicular access taken from Richmond Street.
- 2.2 The bungalows would have a ridge height of approximately 6.3 metres and eaves height of 2.4 metres. On the front elevation facing north there will be a modest sized dormer on each bungalow having a pitched roof.
- 2.2 Also included within the development are four car parking spaces to the east of Richmond Street, three of which are parking for the two plots. Plot 10 will have a parking space within the curtilage.
- 2.2 Materials proposed to be used in external construction will be facing brickwork and grey roof tiles.

### **3.0 PLANNING HISTORY**

- 3.1 Planning consent was granted at Speakers Panel on 25<sup>th</sup> July 2014 under reference 14/00438/FUL to demolish the existing community centre building and erection of 10no. residential properties comprising 6 two storey and 4 dormer bungalows.

### **4.0 RELEVANT PLANNING POLICIES**

#### **4.1 Tameside Unitary Development Plan (UDP) Allocation**

Unallocated

#### **4.2 Tameside UDP**

##### **Part 1 Policies**

1.12 Ensuring an Accessible, Safe and Healthy Environment

1.13 Meeting Obligations on Minerals, Waste and Energy

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

H2 Unallocated Sites

H4 Type, Size and Affordability of Dwellings

H10 Detailed Design of Housing Developments

C1 Townscape and Urban Form

#### **4.3 Other Policies**

Residential Design Supplementary Planning Document

National Planning Policy Framework. (NPPF)

Section 6 Delivering a wide choice of high quality homes

National Planning Practice Guidance (NPPG)

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 NPPG or other national advice in the Analysis section of the report, where appropriate.

#### **5.0 PUBLICITY CARRIED OUT**

As part of the assessment of this application, 5 neighbour notification letters were sent out to neighbouring properties on the 29<sup>th</sup> June 2016

#### **6.0 RESPONSES FROM CONSULTEES**

Head of Environmental Services - Environmental Protection has no objections subject to conditions referred to within the previous approval for the site

Head of Environmental Services - Highways has no objections subject conditions relating to visibility splays and car parking provision.

#### **7.0 SUMMARY OF 3<sup>rd</sup> PARTY RESPONSES RECEIVED**

7.1 At the time of this report being drafted, the consultation period has not expired but two letters of objection have been received on the following grounds;

- two bungalows are too close to objectors property leaving little room to enter or leave parking area. Also construction workers vehicles cause obstruction and little room to manoeuvre. Also breaching original hours of working attached to previous approval.

- access road dimensions have been reduced

- parking spaces will restrict access space to garages

- builders confirm new parking spaces will be garages

- no confidence in builder keeping to requirements set by the Council

Any further observations received shall be reported verbally to the Speakers Panel.

## **8.0 ANALYSIS**

8.1 It is considered the key issues in deciding this application are:-

- 1) The Principle of the Development
- 2) Design and Appearance
- 3) Residential Amenity

### **Principle of Development**

8.2 The site was subject to planning consent for two semi detached bungalows as part of the larger redevelopment of the former Audenshaw Community Centre site under planning application reference 14/00438/FUL. This planning application has resulted from these two bungalows being built slightly off the line of the original consent.

8.3 It is considered the redevelopment of this site for residential purposes will accord with the requirements of UDP policy H2 which supports the reuse of brownfield sites and is also consistent with the previous planning consent granted under reference 14/00438/FUL.

8.4 Having established the principle of the development of the site for residential development, being acceptable, the proposed development shall now be considered under more detailed criteria.

### **Design and Appearance**

8.6 The NPPF attaches great importance to good design which is considered a key aspect of sustainable development. With the design and appearance having already been accepted on the 2014 planning application, it is considered the design of the bungalows are acceptable and will comply with national policy.

8.7 As the design and appearance of the bungalows have already been assessed under UDP and SPD policies, and there is no change to the design, scale or mass of the bungalows, it is considered the design and appearance are consistent with the development and neighbouring properties and as such is acceptable.

### **Residential Amenity**

- 8.8 To reduce potential impact on neighbours by virtue of overlooking, loss of privacy and overshadowing, the Residential Design SPD applies minimum separation distances between new and existing residential developments and in particular facing habitable room windows. In instances where habitable room windows directly face on two storey to single storey properties, a distance of 21 metres is required. Where habitable room windows face single storey blank walls a distance of 10 metres is required.
- 8.9 The siting of the bungalows is such as there would be no directly facing habitable room windows and it is considered there would be no significant impact on existing properties as none of the existing properties will directly face the application site. The bungalows would be to the rear of the new properties to the west and there will be a blank gable facing the rear of these properties. The actual separation distance in this instance would be between 9.2 metres and 11.4 metres. Although there would be a marginal reduction in the distance required by the SPD of approximately 800mm, it is considered given the gable would only be single storey and there would be a 1.8 metre high boundary fence separating the plots, this shortfall would not be significant to cause an unacceptable impact on the occupiers of the new properties.
- 8.10 Although the application seeks consent for the repositioning of the bungalows, separation distances are such that there would be no significant impact on neighbouring properties and the development would comply with the requirements of SPD policy RD5.

## **10.0 OTHER MATTERS**

- 10.1 With reference to the issue of obstruction and alleged breach of hours attached to the previous planning consent, the applicants have been approached and asked if they could ensure contractors park responsibly and with due regard to neighbours access requirements. The matter of alleged breach of planning control is currently being investigated by the Planning Enforcement Officer

## **11.0 CONCLUSION**

- 11.1 The development is consistent with a previous approval and will benefit the Council's housing stock whilst not having a significant impact on neighbours or the character of the area. In providing varying sizes of properties it is considered the proposed development will accord with UDP policy H4.

## **RECOMMENDATION –**

Grant planning permission subject to the following condition:-

1. The development shall be completed in accordance with the drawing numbers 1784 12, 13 and 26 received on 7<sup>th</sup> June 2016
2. Each house hereby approved shall not be occupied unless and until adequate facilities for the storage and collection of refuse and recyclable materials have been physically provided. Such areas shall then be kept available at all times.
3. During demolition and 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 or bank Holidays