

Application Number	16/00313/FUL
Proposal	Single storey outbuilding
Site Location	9 Church Avenue, Denton
Applicant	Mr Willis
Recommendation	Approve

REPORT

1.0 SITE & SURROUNDINGS

1.1 The application relates to 9 Church Avenue, Denton. This is a two storey semi-detached dwelling house with a driveway to the front, driveway to side and an enclosed garden area to the rear. The rear garden area is terraced with levels rising towards the rear boundary of the site. The property is adjoined by 7 and 11 Church Avenue. The rear garden areas of properties on Grassmead adjoin the rear boundary of the site. The application site lies within a predominately residential area.

2.0 BACKGROUND & PROPOSAL

2.1 In December 2015 it was brought to the Councils attention that a detached building was being constructed in the rear garden area of 9 Church Avenue, Denton. The dimensions of the outbuilding and in particular its height exceeded the 'permitted development' allowance for detached buildings and accordingly the Council advised the owners of the need to submit a planning application.

2.2 This application therefore seeks planning permission for the retention of the detached outbuilding which is now substantially completed. The outbuilding is 5.3 metres wide and 5.8 metres long. It is single storey in height with a pitched roof. The maximum overall height is 2.9 metres. The building is sited approximately one metre away from the side and rear boundaries of the site. Window and door openings are proposed to the front, side and rear elevations. The external elevations are currently finished in concrete blockwork. It is proposed that the external walls will be rendered and the roof will be finished with a felt covering. The outbuilding will be used for storage purposes.

3.0 RELEVANT PLANNING POLICIES

3.1 Tameside Unitary Development Plan (UDP) Allocation

3.1 Unallocated

3.2 Tameside UDP

Policies

H10 Detailed Design of Housing Developments

3.3 Other Policies

4.0 PUBLICITY CARRIED OUT

As part of the assessment of this application 6 neighbour notification letters were sent out on the 11th May 2016.

5.0 SUMMARY OF 3rd PARTY CONSULTEES

5.1 Councillor George Newton has requested that the application be determined by Speakers Panel.

5.2 6 neighbours adjoining the application were notified of the application. One letter of objection has been received from the owner of 11 Church Avenue. The objector refers to the building being an eyesore and is devaluing neighbouring properties.

6.0 ANALYSIS

6.1 In accordance with UDP Policy H10 and the Councils adopted SPD on Residential Design, it is considered the main issues raised by this application are

1) Character and appearance of the area

2) Residential amenity

Character and appearance of the area

6.2 The existing form of development on Church Avenue comprises of semi-detached houses with relatively long rear garden areas. Within the grounds of many properties are detached garages located between properties, sheds and various other types of outbuildings within garden areas. Although there is a degree of spaciousness to the street scene, views into the rear gardens of other outbuildings and free standing structures within them are generally limited.

6.3 The outbuilding that is the subject of this application has been erected near to the end of the rear garden of the property and extends across most of its width. It is constructed of concrete blocks to the walls under a roof currently covered in plastic sheeting. The roof has a shallow pitch with gables to each side.

6.4 The building is considerably larger than any of the outbuildings in the immediate vicinity and is of more substantial construction. However, it has relatively low eaves and is not unduly large in comparison with the size of the existing property, to which it is clearly subordinate. Having regard to the size of the proposal, the outbuilding has not resulted in an overdevelopment of the application site which includes a large area of undeveloped garden.

6.5 The outbuilding is scarcely visible from Church Avenue and is not considered to have any undue impact on the general street scene. It is visible from some adjacent properties but is not considered to be intrusive due to its scale and siting. Its impact is further mitigated by the relatively low eaves of the building and by a shallow pitched roof, which slopes away from adjacent gardens. There is also a row of mature shrubs to the rear and a variety of trees and shrubs in the vicinity that also

mitigate its visual impact. The applicant proposes to clad the external walls in a white coloured render and cover the roof in felt. This is considered to be acceptable and an improvement on the current situation where the building has an unfinished appearance. It is recommended that the works to the walls and roof be carried out and completed within 3 months of the date of any planning permission.

- 6.6 In conclusion, although larger than other outbuildings nearby, the proposal is not considered to be harmful to the character of the area. The essential character of the street scene is unchanged and a substantial, undeveloped rear garden remains. The appearance of the street scene is unaffected and the outbuilding does not materially affect views or the appearance of the area from nearby properties. It is therefore considered that the proposal complies with Policy H10 (a) which requires the development to compliment or enhancing the character and appearance of the surrounding area. The proposal is also in accordance with the detailed guidance in Policy RED1 of the Councils adopted SPD Residential Design.
- 6.7 There is also no conflict with the core planning principle in the National Planning Policy Framework (NPPF) which states that planning should always seek to secure high quality design.

Residential Amenity

- 6.8 Although the appellant states that the outbuilding is intended to be used for storage purposes, which is consistent with the internal finishes and lack of insulation, ancillary residential use of the building could potentially give rise to a greater degree of overlooking of adjacent gardens than would occur from the garden.
- 6.9 In relation to the gardens of the adjacent properties in Church Avenue this has been effectively addressed by the installation of a high level window to the side elevations. There are no other openings other than a door in the side and rear elevations. Subject to any window within the door openings be fitted with obscure glass (which can be controlled by a planning condition), the proposal will not lead to any unacceptable loss of privacy in the rear garden areas of properties on Grassmead or Church Avenue.
- 6.10 From the rear of the adjacent houses on Grass Mead the outbuilding is visible, but only at angled views and at a considerable distance, where it has no material effect on the outlook. It is also not unduly obtrusive in views from their private gardens.
- 6.11 The outbuilding is in direct views through windows in the rear of the properties at 7 and 11 Church Avenue. However, the rear gardens of these properties are quite long and the outbuilding is one metre away beyond the common boundary. In this position the outbuilding does not unacceptably harm living conditions in terms of the outlook from the house or gardens at 7 and 11 Church Avenue.
- 6.12 To conclude on this issue it is considered that, subject to a condition restricting any additional openings and obscure glazing to existing door openings in the side and rear elevations, the outbuilding would not cause any undue harm to the living conditions in adjacent properties in terms of outlook or privacy. In these respects it would comply with UDP Policy H10, which requires development proposals to have regard to the amenity of neighbours in terms including privacy and outlook. There would also be no conflict with Residential Design SPD Policy Guidance

- 6.13 It is also considered that the development would accord with the core planning principle in the NPPF that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

7.0 CONCLUSION

- 7.1 For the reasons set out above and having regard to all issues raised, it is considered that the outbuilding is in accordance with UDP Policy H10 and SPD Residential Design and is recommended for approval.

RECOMMENDATION – Grant planning permission subject to the following conditions:

1. Within three months of the date of this permission, the external walls and roof of the outbuilding shall be rendered and tiled in accordance with details/materials which shall first have been submitted to and agreed in writing with the Local Planning Authority.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows other than those expressly authorised by this permission shall be constructed on the side or rear elevations.
3. The development hereby approved relates to the red edged site location plan and drawings received by the Council on 11 May 2016.