

Report to Planning and Licensing Committee



Date of Meeting	30 th May 2018
Portfolio	Councillor Daalat Ali Cabinet Member for Planning & Housing
Report Author	Neil Harkin
Public/Private Document	Public

Application: 17/01229/HOUS	Township: Pennines	Ward: Milnrow And Newhey
Appeal reference: APP/P4225/D/18/3196896		
Site Address: Fairview, 4 Spring Terrace, Newhey, OL16 4LZ		
Proposal: Single storey front and two storey rear extension, including all new and existing roof space to be habitable, erection of two front dormers, increase to ridge height of 1m, changes to fenestration on all elevations, repositioning of front entrance to side, together with changes to ground levels and new retaining walls in side and rear gardens and alterations to existing ramp/removal of steps in front garden		
Applicant: Mr G Fearnley	Agent: Mr Steven Hartley	
Decision level: Delegated (Subject to Call up)		
Planning Inspectorate Decision: Appeal dismissed 1 st May 2018		
<ul style="list-style-type: none"> - The application was refused on the grounds of design with the main issues being the impact the increase in scale and massing to the detriment of the surrounding street scene, the loss of the active frontage to the front elevation and the unbalanced and incongruous fenestration and also the significant changes to ground levels and removal of mature landscaping to the front and side of the property which would detract from the sylvan character of the surrounding area. - The application was also refused on the grounds of a lack of information regarding alterations to land levels and the associated visual impact of the level changes, retaining structures and the impact upon neighbouring properties fronting Shaw Road. - The Inspector determined that from the front the dwelling would still appear as a single storey property. However from the side and rear it would appear very much as a two storey house to the detriment of the surrounding streetscene which primarily consists of bungalows. - The Inspector went on to state that the changes in fenestration resulting in an inactive and disjointed frontage would result in an appearance at odds with the other properties in the surrounding area. - The Inspector agreed with the applicant that the neglected sloping garden makes a limited contribution to the sylvan character of the street, it would nevertheless reduce the level of greenery surrounding the property. - The Inspector concluded that the accumulative impacts of these elements would result in an unsatisfactory visual impact. 		

- From additional details provided by the appellant regarding the finished floor levels as part of the appeal, the Inspector determined that the increase in height by 1m would not be an oppressive feature to the occupants of 100 or 102 Shaw Road and would be acceptable in terms of impact upon neighbouring amenity.
- In regards to supporting representations received in relation to the increased car parking provision, the Inspector concluded that the benefits this would have in alleviating on-street parking pressures would not outweigh the harm identified in the first main issue.
- Accordingly the first refusal reason was upheld and the appeal was dismissed.