

been illustrated in the past by Geldart a notable artist. The building is also notable in what was for its period an old fashioned house in its use of long rows of mullion windows when large sash windows had come into vogue.

The proposed extension to the cottage would dominate and detract from the main building in terms of massing and position. This is particularly the case with the two storey gable garage extension projecting well in front of the building line, also the massive front porch on the extension which is larger than that on the main building. The blank elevation of the protruding garage is particularly offensive in terms of its lack of architectural detail. The modification of the existing single storey bay in terms of the addition of French windows and removal of artificial gables is also regretted as is the insertion of the velux windows visible from the front. The combination of the garage and Juliet Balcony above is completely inappropriate and incongruous and would detract considerably from the main building when viewed from the East. The proposed extension to the cottage would triple the size of this unit and would appear to be contrary to greenbelt policy. Any proposed extension to this listed building should be subsidiary to the main building and to the rear. It is particularly important that any alterations to the historic appearance of this building should be maintained and cleaning and sandblasting should be resisted. It is assumed that a separate application will be made to demolish the existing garage which is in the curtilage of this Grade 2 listed building.

HH/058927/10

Mr. Sedgwick

Ryefield Cottage, Ryefields Drive, Uppermill
Two storey front extension forming garage and bedroom with en-suite bathroom

Recommendation: REFUSAL

The proposed extension to the cottage would triple the size of this unit and would appear to be contrary to greenbelt policy OE 1.3 . The design is contrary to UDP policies D1.1 & D1.11. Any proposed extension to this listed building should be subsidiary to the main building and to the rear. It is particularly

important that any alterations to the historic appearance of this building should be maintained and cleaning and sandblasting should be resisted. 2 listed building

PA/058882/10	Wilmott Dixon Construction	Land at former site of Orb Mill, Culvert Street, Oldham Change of use of land to provide new public plaza and habitat area.
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Recommendation: APPROVAL
Councillor Mr Mike Buckley abstained

PA/058916/10	Mr. & Mrs. Byrom	Lower Hilltop Farm, Grains Road, Delph Erection of wind turbine
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Recommendation: REFUSAL

The height and positioning of this wind turbine would significantly detract from the setting of the adjacent bowl barrow at Knarr Barn, one of only two scheduled ancient monuments in the Borough. U.D.P. policy C1.11 (The Council will seek to protect, preserve and enhance Scheduled Ancient Monuments and other sites of national, regional and county importance. Planning permission for development will not be granted if it would not serve to protect. Preserve or enhance the archaeological value and interest of the archaeological remains, or their settings). See also PPS5.

HH/058929/10	Mr. Hirst	56 Burnedge Lane, Grasscroft 1) Front extension 2) First floor side extension
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Recommendation: APPROVAL

HH/058992/10	Ms. Kinsey	35 Nudger Green, Dobcross 1) Single storey rear extension 2) Rear Balcony
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Recommendation: APPROVAL

HH/058994/10	Mr. G. Simms	7 Tamewater Villas, Delph New Road Dobcross Single storey front extension
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Recommendation: REFUSAL

General design and appearance, contrary to U.D.P. D1.1 & D1.11

Road Traffic Regulations – Prohibition of Waiting

- a. King George V Playing Fields / High Street, Uppermill
- b. Grotton Hollow
- c. Kinders Lane / Boarshurst Lane, Greenfield
- d. Rumbles Lane / Huddersfield Road, Delph
- e. Wool Road turning circle
- f. Knarr Lane / Oldham Road
- g. Greenbridge Lane / Croft Edge, Greenfield
- h. Platting Road / Doctor Lane

Received and noted