

#### ITEM 4

<b>Application Reference</b>	<b>DC/065637</b>
<b>Location:</b>	41 Moor Lane Woodford Stockport SK7 1PW
<b>PROPOSAL:</b>	Single storey rear extension.
<b>Type Of Application:</b>	Householder
<b>Registration Date:</b>	05.05.2017
<b>Expiry Date:</b>	20170630
<b>Case Officer:</b>	Fiona Albarracin
<b>Applicant:</b>	Mr & Mrs Lamont
<b>Agent:</b>	CS Design Consultants

#### **DELEGATION/COMMITTEE STATUS**

Should the Area Committee be minded to grant permission under the Delegation Agreement the application should be referred to the Planning & Highways Regulations Committee as the grant of permission would be contrary to the Local Development Framework.

#### **PROPOSED DEVELOPMENT**

The application seeks permission for a single storey rear extension to a two storey detached dwelling. The extension would replace an existing rear conservatory and the rear part of an existing single storey side/rear extension. The extension would extend across the full width of the rear elevation of the dwellinghouse with a rearward projection of 4.7m and would have a flat roof with a height of 3.064m.

#### **SITE AND SURROUNDINGS**

The application site is a semi-detached property located within a ribbon form of development in the Green Belt. Access to the site is from Moor Lane. The property stands with hardstanding to the front (east) and a garden to the rear (west). The original dwelling has been extended previously with a single storey side extension forming a garage/utility room and kitchen, a rear conservatory and a two storey side extension.

The neighbouring properties are of a similar age and design, a number of which have been extended. To the north is 43 Moor Lane, a semi-detached property with a

detached garage and a single storey side/rear extension, close to the common boundary with the application site. To the south is the adjoining semi-detached property at 39 Moor Lane, which has an existing single storey rear extension close to the common boundary with the application site and a single storey side extension to its south side. Beyond the west boundary of the site (rear) are open fields.

## **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

### **The Statutory Development Plan includes:-**

- Policies set out in the Stockport Unitary Development Plan Review (SUDP) adopted 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17<sup>th</sup> March 2011.

N.B. Due weight should be given to relevant SUDP and CS policies according to their degree of consistency with the National Planning Policy Framework ('NPPF') issued on 27<sup>th</sup> March 2012 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') launched on 6<sup>th</sup> March 2014.

### **Saved policies of the SUDP Review**

GBA1.2: CONTROL OF DEVELOPMENT IN GREEN BELT

GBA1.5: RESIDENTIAL DEVELOPMENT IN GREEN BELT

CDH1.8: RESIDENTIAL EXTENSIONS

### **LDF Core Strategy/Development Management policies**

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

SIE-1: QUALITY PLACES

### **National Planning Policy Framework Conformity**

The Planning Advisory Services' National Planning Policy Framework Compatibility Self-Assessment Checklist has been undertaken on Stockport's adopted Core Strategy. This document assesses the conformity of Stockport's adopted Core Strategy with the more recently published NPPF and takes account of saved policies

from the Unitary Development Plan where applicable. No significant differences were identified.

### **Supplementary Planning Guidance**

Supplementary Planning Guidance (Saved SPG's & SPD's) does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

Supplementary Planning Document 'Extensions and Alterations to Dwellings' adopted February 2011 following public consultation.

### **National Planning Policy Framework**

Paragraph 6 states: *"The purpose of the planning system is to contribute to the achievement of sustainable development"*.

Paragraph 7 states: *"There are three dimensions to sustainable development: economic, social and environmental"*.

Paragraph 11 states: *"Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise"*.

Paragraph 13 states: *"The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications"*

Paragraph 14 states: *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*.

*For decision-taking this means (unless material considerations indicate otherwise):*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - i) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - ii) *specific policies in this Framework indicate development should be restricted"*.

Paragraph 17 states: *"Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:*

- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”.*

Paragraph 187 states *“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.*

Paragraph 196 states *“The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions”.*

Paragraph 197 states *“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development”.*

Paragraph 215 states *“.....due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*

## **RELEVANT PLANNING HISTORY**

J17875: Attached garage. Planning permission granted November 1979

J64261: Single storey side extension. Planning permission granted April 1996

J66112: Rear conservatory. Planning permission granted December 1996

DC/045855: Two storey side extension and a porch. Planning permission granted February 2011

## **NEIGHBOUR'S VIEWS**

The owner/occupiers of neighbouring properties have been notified by letter and the proposal has been advertised as a departure to the Development Plan. No representations have been received.

## **ANALYSIS**

### **Green Belt**

Saved UDP Policy GBA1.2 states that there is a presumption against the construction of new buildings within the Green Belt unless it is for certain purposes, including limited extension and alterations to existing dwellings. Saved UDP policy GBA1.5 states that proposals relating to existing residential uses may be permitted in certain cases, including alterations and extensions where the scale, character and appearance of the property would not be significantly changed. The interpretation of significant change will vary according to the character of the property but as a general guideline, extensions which increase the volume of the original dwelling by more than approximately one third are unlikely to be acceptable.

The material test to the acceptability of proposals within the Green Belt is the impact of the siting, size and scale of the proposal on the character and appearance of the dwelling and on the overall openness of the Green Belt. The volume calculations in respect of the original dwelling and subsequent extensions (existing and proposed) are provided below:

Volume of original building = 321 cu.m.

#### **Existing Extensions**

Volume of existing extension granted by J 17875	= 44 cu.m.
Volume of existing extension granted by J 64261	= 46 cu.m.
Volume of existing extension granted by J 66112	= 36 cu.m.
Volume of existing extensions granted by DC/045855	= 103 cu.m.
Overall volume of existing extensions	= 229 cu.m.

Volume of original building plus existing extensions = 550 cu.m

#### **Proposed Extensions**

Volume of parts of property proposed for removal (rear part of single storey side/rear extension and rear conservatory) = 57 cu.m.

Volume of proposed single storey rear extension = 130 cu.m

Overall additional volume of proposed extension = 73 cu.m

Overall combined volume of existing and proposed extensions = 302 cu.m

Overall percentage increase over original building = 94%

Percentage increase over existing building = 13%

In respect of the above, the volume of the proposed extension, coupled with the existing extensions, would clearly exceed the one-third increase in volume referenced in policy GBA1.5 and, as such, the proposal would represent inappropriate development within the Green Belt by virtue of a disproportionate addition.

Where development is considered inappropriate, it should only be granted where special circumstances exist that justify the development and outweigh the harm to the Green Belt.

The application site is located within ribbon development on Moor Lane comprising of other residential properties, many of which have been substantially extended in the recent past. The resulting dwelling will be of a similar size and scale to other existing development in the locality and will not project any further into the open, undeveloped areas of the Green Belt. The property has permitted development rights which provide a realistic fallback position for further development at the site (in the form of extensions and detached outbuildings to the rear) the volume of which could exceed that for which permission is currently being sought, and which would have a greater impact on the openness of the Green Belt.

Larger extensions albeit of a concentrated form can sometimes be accommodated whilst avoiding harm to the overall openness of the Green Belt. In this instance the resulting development is of a relatively concentrated form which would be sympathetic to the host dwelling and the wider character of the area. Should planning permission be granted, a condition would be placed on the permission removing all permitted development rights associated with extensions to the dwelling.

For the reasons stated above, it is considered that 'very special circumstances' can be demonstrated.

#### Residential Amenity

The closest property to the proposed extension to the north would be 43 Moor Lane which has a single storey side/rear extension, close to the common boundary with the application site. The closest property to the south would be the adjoining semi at 39 Moor Lane, which has an existing single storey rear extension close to the common boundary with the application site. As such the proposed single storey extension at 41 Moor Lane would not unduly impact on the amenity of any original habitable room windows to these neighbouring properties by way of loss of light, overshadowing, or overbearing impact. No side facing windows are proposed to the extension thus preserving the privacy of these neighbouring properties.

The proposed extension would be located wholly at the rear of the site and as such would not impact on the privacy and amenity of properties on the opposite side of Moor Lane.

Beyond the rear boundary of the site are open fields.

The proposed development complies with all the prescribed separation distances and the informal 45 degree test.

In view of the above, it is considered that the proposal would not unduly impact on the residential amenity of all the surrounding properties in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

### Design

The proposed single storey extension would be of acceptable design which is subservient to the host dwelling and which would be constructed of materials to match the host dwelling. The extension would be sited wholly at the rear of the site and would not be visible from public vantage points.

In view of the above, it is considered that the proposal would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and would not result in harm to the character of the street scene, the visual amenity of the area or the in accordance with UDP policy CDH1.8 and Core Strategy policy SIE1.

### Energy Efficiency

Policy SD 2 from the adopted Core Strategy requires people undertaking extensions to residential properties should take reasonable steps, where possible and practical, to improve the energy performance of the existing dwelling. An energy efficiency checklist has been submitted with the application, highlighting the potential for energy efficiency measures to be undertaken.

In view of the above, it is considered that the application has complied with Core Strategy policy SD-2.

### **SUMMARY**

Whilst the proposal constitutes inappropriate development it would have only limited harm to the openness of the Green Belt and the case for very special circumstances is sufficient to outweigh harm by reason of inappropriateness.

The proposal would not unduly impact on the residential amenity of the surrounding properties or prejudice a similar development by a neighbour, in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings SPD and the NPPF have also been considered and it is judged the proposal also complies with the content of these documents.

On balance it is considered that the proposal amounts to Sustainable Development, consequently it is recommended that permission be granted subject to appropriate planning conditions.

**RECOMMENDATION** Grant subject to conditions