

## ITEM

<b>Application Reference</b>	<b>DC/067212</b>
<b>Location:</b>	The Gables 64 Hall Moss Lane Woodford Stockport SK7 1RD
<b>PROPOSAL:</b>	Two storey side and rear extension
<b>Type Of Application:</b>	Householder
<b>Registration Date:</b>	22.09.2017
<b>Expiry Date:</b>	20171117 – Extension of Time to 18.01.18
<b>Case Officer:</b>	James Appleton
<b>Applicant:</b>	Mr Robin McCulloch
<b>Agent:</b>	Plans4u

## **COMMITTEE STATUS**

Should the Bramhall & Cheadle Hulme South Area Committee be minded to grant permission under the Delegation Agreement the application should be referred to the Planning & Highways Regulations Committee as the application relates to a Departure from the Statutory Development Plan.

## **DESCRIPTION OF DEVELOPMENT**

The application seeks planning permission for the erection of a two storey side and rear extension at an existing detached residential dwellinghouse.

The two storey rear extension will have a length of approximately 3.6m and a width of approximately 6.5m. It will have a pitched roof matching the existing roof structure with a ridge and eaves height of approximately 8m and 5.5m respectively. It will sit flush with the existing rear elevation. There will be a first floor side element above an existing ground floor side extension measuring 3.5m in length with a width of 2.4m, it will have a ridge and eaves height of approximately 8m and 5.5m respectively.

The proposed extensions would be constructed using materials to match the existing main dwellinghouse.

## **SITE AND SURROUNDINGS**

The application property is located on Hall Moss Lane, Woodford and forms a detached property located in within a spacious garden plot within the green belt.

The property is faced with white render with red brick features and has a grey tiled roof and grey UPVC window frames with a UPVC oak effect door. The property has been extended in the past with a two storey rear extension and there is an existing detached garage to the side of the dwelling.

The surrounding area is predominantly residential, consisting of mainly large detached dwellings located within very spacious garden plots. The neighbouring properties have been extended in the past.

## **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 May 2006 (SUDP) 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 17th March 2011.

Saved policies of the SUDP Review

GBA1.2: CONTROL OF DEVELOPMENT IN GREEN BELT states that within the Green Belt, there is a presumption against the construction of new buildings unless it is for limited extension, alteration or replacement of existing dwellings (in accordance with Policy GBA1.5). Forms of development other than new buildings, including changes in the use of land, will not be permitted unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

GBA1.5: RESIDENTIAL DEVELOPMENT IN GREEN BELT states proposals relating to existing residential uses in the Green Belt may be permitted where the scale, character and appearance of the property are not significantly changed. The supporting text advises that as a general guideline extensions which increase the volume of the original dwelling by more than about one third are unlikely to be acceptable.

CDH1.8: RESIDENTIAL EXTENSIONS states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene or cause damage to the amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy.

## LDF Core Strategy/Development Management policies

Core Strategy Policy SIE-1 "Quality Places"

Core Strategy Policy SD-2 "Making Improvements to Existing Dwellings"

Core Strategy Policy H-1 "Design of Residential Development"

Policy SIE-1 recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces.

Policy SD-2: Planning applications for changes to existing domestic dwellings will be required, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling.

Policy H-1 of the Core Strategy is also relevant stating that proposals should respond to the townscape and landscape character of the local area, reinforcing or creating local identity and distinctiveness in terms of layout, scale and appearance.

## Supplementary Planning Guidance

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

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

The SPD states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them. Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the boroughs buildings and residential areas from unsympathetic changes by ensuring

that new extensions are designed in context with their surroundings.

A two storey side extension should ideally appear subservient to the main dwelling with the ridge level of extensions set below the main ridge line of the original house.

Two storey side extensions should be set back from the front of the property by a minimum of one metre behind the front main wall of the house, or by 1 metre from the side boundary. The joining up of detached or semi detached properties can also result in future maintenance difficulties.

Where a two storey rear extension or first floor rear extension is proposed, these should be avoided where they would be sited adjacent to a party boundary, particularly on the south facing side. Individual circumstances will influence the acceptability of such extensions but ideally they should be sited away from the boundary to ensure the outlook of neighbouring properties is not overly harmed and an unacceptable loss of daylight is not experienced.

There should be 12 metres between habitable room windows and a blank elevation, elevation with non-habitable rooms or with high level windows. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

National Planning Policy Framework issued by DCLG on 27 March 2012 with immediate effect (NPPF).

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

### NPPF Conformity

The Planning Advisory Services' National Planning Policy Framework (NPPF) 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 NPPF and takes account of saved policies from the Unitary Development Plan where applicable. No significant differences were identified therefore the development plan is in conformity with the NPPF.

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 87 states “...inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

Paragraph 89 states, “A local planning authority should regard the construction of new buildings as inappropriate in green belt” however an exception to this is “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”

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 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)”*.

## **PLANNING HISTORY**

J/58127 - Two storey rear extension. Granted - 16/07/1993

## **NEIGHBOURS VIEWS**

The owners/occupiers of five surrounding properties were notified in writing of the application. The neighbour notification period expired on the 21<sup>st</sup> October 2017. Due to the application being a departure from the development plan, the application has also been advertised by way of site and press notices. No letters of representation have been received regarding the application.

## **CONSULTEE RESPONSES**

N/A

## **ANALYSIS**

### **Design**

Matching materials are proposed and the proposal would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and would preserve character and appearance of the surrounding area. The existing driveway and detached garage will have sufficient space to accommodate two vehicles.

The proposed two storey side extension will be set back from the main front elevation of the existing house by 4.2m and will be set down from the existing ridge line by 200mm as such the proposal will not create a terracing effect. The extensions would broadly respect the architecture of the existing dwellinghouse and the extension would have a pitched roof matching the existing roof. As such the proposal will appear subservient to the existing dwelling.

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 surrounding area 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 SIE-1.

## Residential Amenity

The proposed extension will be located to the north-west and built approximately 13m away from the neighbouring property at no.2 Blossoms Lane. There are no windows proposed in the side elevation of the proposal and there are two large windows at first floor to this neighbour. The SPD states that there should be a minimum separation distance of 12m between habitable room windows and a blank elevation and the proposed separation distance of 13m is considered acceptable.

The proposed extensions will be screened from the neighbour to north-west at no.62 Hall Moss Lane by the existing dwelling. There are no facing properties to the rear and the facing properties to the front are 42m away. As such, it is considered that the proposed extensions would not unduly impact on the residential privacy or amenity of any surrounding property in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

## 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.

Paragraph 89 of the NPPF regards that the construction of new buildings is inappropriate in the green belt. Exceptions to this include however the extension of a building, provided that it does not result in a disproportionate addition over and above the size of the original building.

The original property has been calculated as having a volume of 584.96 cubic metres. The previous approved extensions have a volume of 161.77 and the volume of the proposed extensions including previous additions equals 342.7 cubic metres. As such there is 58% volume increase of the original dwelling.

In this respect, the volume of the proposed extensions would clearly exceed the one-third increase in volume referenced in policy GBA1.5. 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. 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.

However, we need to take into account the circumstances of the site and established whether or not there are any other considerations (very special circumstances) that justify the development and outweigh the harm to the Green Belt.

The agent for the application has submitted “very special circumstances” to justify the scheme, the conclusions of which are provided below;

- The site is in an area of ribbon development
- this and surrounding sites are in very spacious plots (houses considerably set back from the frontage with large gardens)
- We consider that this application would have no detrimental impact on the openness of the existing greenbelt.

Additionally, as stated in the statement of very special circumstances. The application site is located within a ribbon of development on Hall Moss Lane where there are houses of varying size including many large houses of a similar scale to that existing and proposed by this application.

Whether or not an extension is disproportionate to the original dwelling does not however simply turn on an arithmetical assessment of volume but rather it also requires consideration of bulk, height, mass and siting. With respect to the development the issue of whether a 58% increase is disproportionate, regard is therefore paid to the character of the locality. The proposed extensions would be to the rear and side of the existing dwelling, will not significantly change the scale, character or appearance of the dwelling and do not encroach any further into the undeveloped areas of Green Belt. On this basis, it is not considered that the extensions will result in a disproportionate increase in the volume of the original dwelling.

It is considered that the proposal would have little impact on the openness of the Green Belt with the extension positioned to the rear of the dwelling that will not project beyond the existing rear or side elevation, In addition the proposed first floor side element will be constructed above an existing ground floor extension. This is considered to constitute ‘very special circumstances’.

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 concentrated form and sited to the rear elevation which overall, would be sympathetic to the character of the area.

In conclusion, whilst the resulting dwelling will be materially larger in volume than the original dwelling, on account of its bulk, height, mass and siting will maintain the openness of the Green Belt and will not conflict with the purposes of including land within the Green Belt. This is considered to constitute very special circumstances and as such, the development in Green Belt terms is compliant with the NPPF. Should planning permission be granted, a condition would be placed on the

permission removing all permitted development rights associated with extensions to the dwelling.

### **SUMMARY**

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.

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.

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.

Whilst the proposal constitutes inappropriate development it is considered that the case for very special circumstances is sufficient to outweigh harm by reason of inappropriateness. On balance the proposal amounts to Sustainable Development, consequently it is recommended that permission be granted subject to appropriate planning conditions.

An Energy Efficiency Checklist has been submitted in support of the application and as such complies with policy SD-2.

### **RECOMMENDATION**

GRANT

### **BRAMHALL AND CHEADLE HULME AREA COMMITTEE 14<sup>TH</sup> DECEMBER 2017**

The Planning Officer introduced the application. Cllr Bagnall commented that he had visited the site and saw no reason to withhold planning permission. Members considered the report and plans and agreed the recommendation.