

ITEM

Application Reference	DC/067477
Location:	68 Moss Lane Bramhall Stockport SK7 1EJ
PROPOSAL:	Extend and remodel detached house at the rear, front and into the roof space. Raise the ridge of the extending house. A revision of consent DC-066486
Type Of Application:	Householder
Registration Date:	19.10.2017
Expiry Date:	20171214 – Extension of Time to 18/01/18
Case Officer:	James Appleton
Applicant:	Mr John McGahan
Agent:	Plans and Planning

COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The applicant, Mr John McGahan is an elected member of Stockport MBC for the Bramhall South & Woodford ward. Under Part 1 (2) of the Council's Schedule of Delegation Arrangements for Development and Related Matters. This application is therefore a matter to be determined by Planning and Highways Regulations Committee.

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for the erection of a first floor side extension, two storey front extensions, two storey rear extension, single storey rear extension, increase in the ridge height and rendering to the dwelling. The application is a re-submission of DC/066486 which went before the Bramhall & Cheadle Hulme South Area Committee in September 2017.

Planning approval was granted as per DC/066486 for the increase in ridge height by 300mm, this revised application is seeking permission for an additional increase of 400mm which will raise the roof height of the original dwelling by 700mm from 7.2m to 7.9m providing accommodation at first floor level, which will result in two rooflights. One to the front and one to the rear.

Other changes from the previous approval include a revised roof structure to the front porch and the addition of one window to the front elevation.

There will be two proposed two storey front extensions comprising of stepped design measuring approximately 1.2m in length with a width of 4.6m. They will have a dual pitched roof with a ridge and eaves height of approximately 6m and 3.6m respectively.

There will be a proposed single storey side extension measuring 11.4m in length with a width of 2.1m, containing a ridge and eaves height of 4m and 2.4m respectively. Above this extension will be a first floor side extension that will measure approximately 5.6m in length with a width of 2.1m. It will have a pitched roof with a ridge and eaves height of 6.5m and 2.5m respectively.

There will be two proposed two storey rear extensions measuring approximately 5m in length with a width of 4.2m. They will have a dual pitched roof with a ridge and eaves height of approximately 6m and 3.6m respectively. There will be two Juliet balconies at first floor and bi-fold patio doors at ground floor to the rear of the proposed extensions.

The proposed single storey rear extension will measure approximately 2.7m in length with a width of 3.2m tying into the proposed two storey rear extensions. It will contain a flat roof with a lantern above with a ridge and eaves height of approximately 3.2m and 2.8m respectively.

The materials proposed consist of a rendered finish with black tiles and stone details.

SITE AND SURROUNDINGS

The application property is located on Moss Lane, Bramhall and forms a dormer bungalow.

The property is faced with red brick and has a grey tiled roof and white UPVC window frames. There is a flat roof dormer window to the front of the property, a single storey side extension/garage and a single storey rear extension. The surrounding area is predominantly residential, consisting of mainly two storey detached and semi-detached housing from similar building periods. There is a variety of different additions and extensions within the streetscene and there are numerous varieties of exterior facing materials. It is noted that the application property is the only bungalow within the immediate streetscene.

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;

N.B. As the SUDP and CS were adopted prior to publication of the National Planning Policy Framework (NPPF), the weight to be attached to Development Plan policies are judged against whether they accord with the NPPF and the more recent National Planning Practice Guidance (NPPG).

Saved policies of the SUDP Review

CDH 1.8: 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

'Extensions and Alterations to Dwellings' Supplementary Planning Document (adopted in February 2011) 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.

The SPD also states that special attention should be given to matters such as siting, scale, height, massing, detailed design and the appropriate use of materials. It will generally be necessary to use specialist building techniques, traditional materials and comparable architectural detailing which reflect the special quality of the building and surrounding area.

Front extensions should:

- Leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling.
- Not be obtrusive, prominent features in the streetscene.
- Respect the size and proportions of the existing house.
- Respect the architectural features, brickwork, stonework, colour and texture of the existing house.
- Front porches usually look best where the materials, glazing pattern and degree of roof pitch, match the existing house.
- Not unduly affect neighbours amenity.
- Where there is a strong building line or an architectural cohesiveness to the street which would be broken, front extensions are unlikely to be acceptable.

In determining proposals for upward extensions the most satisfactory design solution will depend on the individual character of the property and neighbouring properties. This form of development will normally only be appropriate on detached properties in residential areas of varied design and roof height.

Where an upward extension is acceptable in principle, it must respect the

established character of the area. The emphasis should be on height, massing, use of materials and roof pitches, which complement both the original house and the locality.

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.

The SPD states that a single storey rear extension should project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property. At the point of 3 metres it may be possible to introduce a 45 degree splay to allow a slightly greater projection. A rear extension must not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories should either be obscure glazed, high level or screened by a fence of appropriate height.

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.

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

National and local planning policies are clear in their remit when assessing applications for development.

The National Planning Policy Framework (NPPF) issued by DCLG on 27th March 2012 sets out the Government's planning policies for England, and how they are expected to be applied.

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:

1. 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

2. Specific policies in this Framework indicate development should be restricted".

Paragraph 56 states "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people".

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.

PLANNING HISTORY

DC/066486 Decided: 13.10.2017 Decision: Granted

First floor side extension, two storey front extensions, two storey rear extension and single storey rear extension, increase in the ridge height and rendering to the dwelling.

DC/059189 Decided: 29.07.2015 Decision: Withdrawn never validated

To extend and re-model the ground floor and 1st floor bedrooms.

NEIGHBOURS VIEWS

The owners/occupiers of ten surrounding properties were notified in writing of the proposal. The neighbour notification expired on 12th November 2017 and no comments were received.

CONSULTEES

N/A

ANALYSIS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where an adopted development plan contains relevant policies, an application for planning permission or an appeal should be determined in accordance with the

plan, unless material considerations indicate otherwise. The applicable development plan is the adopted Core Strategy DPD (CS) and the saved policies of the Stockport Unitary Development Plan Review (UDP), with the adopted Supplementary Planning Document (SPD) to be taken as a further material consideration. In view of the requirements of Section 38 (6), it is submitted that the application should be assessed against CS, UDP and SPD policy.

In assessment of the application, it is considered that the main issues of contention are the visual impact of the proposed extension in relation to the existing house, the character and appearance of the area and the potential harm to the amenity of the neighbouring properties.

It is noted that the buildings surrounding the site are predominantly of two storey scales and the character and appearance of surrounding dwellings is predominately defined by a variety of roof designs, with a mixture of external materials such as facing brick, render and tile. The materials proposed are similar to those used on neighbouring dwellings and it is considered that the proposal respects the design, scale, materials, character and appearance of the surrounding area and given the variety of materials and styles within the local street scene the proposal would not detract the character and appearance of the surrounding area.

The property is set back by approximately 9m from the highway and the existing street scene is characterised by a variety of property types and there is not a dominant uniform ridge line within the street scene. Given that the applicants' property is an existing dormer bungalow and the two adjoining neighbouring properties at no.66 and no.70 Moss Lane are of a two storey scale and contain a higher ridge, the proposed increase in ridge height is considered acceptable.

The proposed two storey front extensions will extensively remodel the property, however they will appear subservient to the dwelling. There is not a strong building line or an architectural cohesiveness to the street which wouldn't be broken as a result of the proposed front extensions as there isn't a uniformed building line and there is a substantial separation distance between the neighbouring properties and the front boundary. There are no windows contained in either side elevations and it is not considered that any undue loss of privacy or residential amenity will occur as a result of the proposed front extensions and the relationship with all the surrounding neighbouring properties is acceptable.

The proposed two storey side extension will be built approximately 0.75m from the main front elevation of the existing house and the proposal will not be prominent in the street scene. The proposal will not create a terracing effect because there approximately a 0.9m gap at an angle between the proposal and the boundary with the adjoining property.

The proposed extensions will be located to the south-west and approximately 1.5m from the neighbouring property at no.70 Moss Lane. There are two clearly glazed windows at first floor to the neighbouring property serving bedrooms and no windows at ground floor. It is noted that the two clearly glazed windows at first floor are secondary windows to the aforementioned habitable room and there are no windows proposed at first floor and there is one window to a study at ground floor. As a result the proposal will have a negligible impact on outlook, light and privacy. The proposed side extension will be screened from the adjoining neighbour at no.66 Moss Lane.

The proposed two storey rear extensions will be located to the north-east and approximately 2.5m away from the neighbouring property at no.66 Moss Lane. There are no windows proposed in the side elevation of the proposal and the proposal will not project beyond a 45 degree angle when measured from the centre point of the nearest ground & first floor clearly glazed habitable room window at no.66 Moss Lane, this 45 degree angle is used as a guide to judge whether there would be an overbearing or over-shadowing impact. As such the proposal will have a negligible impact on outlook, light and privacy. In addition the single storey extension will be screened from this neighbour by the proposed two storey element.

The proposed two storey rear extensions will be located to the south-west and approximately 4.5m away from the neighbouring property at no.70 Moss Lane. There are no windows proposed in the side elevation of the proposal and the proposal will not project beyond a 45 degree angle when measured from the centre point of the nearest ground & first floor clearly glazed habitable room window at no.70 Moss Lane, this 45 degree angle is used as a guide to judge whether there would be an overbearing or over-shadowing impact. As such the proposal will have a negligible impact on outlook, light and privacy. In addition the single storey extension will be screened from this neighbour by the proposed two storey element.

The facing properties to the front and rear are approximately 39m and 30m away respectively. As a result, the proposal will have an acceptable impact on outlook, light and privacy and it is considered that the relationship with all the surrounding neighbouring properties is acceptable. It is noted that there have been no objections from the occupiers of neighbouring properties. An Energy Efficiency Checklist has been submitted in support of the application and as such complies with policy SD-2.

The proposal amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF, there are no outstanding issues of concern consequently it is recommended that permission be granted subject to appropriate planning conditions.

SUMMARY

Therefore with regard to the above factors, it is considered that the proposal will respect the design, scale materials, character and appearance of the existing dwelling and the surrounding area and would not unduly impact on the residential amenity of the surrounding properties by reason of overshadowing, over dominance, visual intrusion, loss of outlook, overlooking or loss of privacy, in accordance with Policies SIE1 and SD2 of the adopted Stockport Core Strategy Development Plan Document, UDP Saved Policy CDH1.8 and the SPD.

RECOMMENDATION

Grant

BRAMHALL AND CHEADLE HULME AREA COMMITTEE 14TH DECEMBER 2017

The Planning Officer introduced the application and corrected a drafting error in the report which has now been corrected in the report above. Members considered the report and plans and agreed the recommendation.