

ITEM

Application Reference	DC/071496
Location:	68 Moss Lane Bramhall Stockport SK7 1EJ
PROPOSAL:	Extend and remodel detached house at the rear, front and into the roof space. The proposal is to increase the ridge height of the extending house and install gates and pillars to the front access driveway (part-retrospective). This application is a revision of previously granted planning consent ref: DC/067477.
Type Of Application:	Householder
Registration Date:	14.11.2018
Expiry Date:	15.03.2019 (EOT)
Case Officer:	Callum Coyne
Applicant:	Councillor John Mc Gahan
Agent:	Plans and Planning

DELEGATION/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.

This application is a revision of a previously granted planning consent (ref: DC/067477) which went before the Bramhall & Cheadle Hulme South Area Committee in December 2017 and was granted permission by the Planning and Highways Committee in January 2018.

In comparison to the previously approved permission this planning application, this application proposes to extend the house to the rear of the property at first floor level and proposes to alter the ridge of the proposed first floor side extension. The revisions to the scheme can be summarised as follows;

- With regards the single storey side extension element, when viewed from the proposed eastern (side) elevation the roof design has been altered from a pitched roof to a flat roof, the angle of the roof pitch has been increased

slightly to incorporate an increase roof height which would match the roof slope of the main house (see image below).

- A new first floor rear extension is proposed above the kitchen that would be positioned centrally between the two rear gable projections (see images below).
- The proposed window fenestration within the western (side) elevation will be altered. The first floor window serving an en-suite will decrease in size, whilst two additional windows are proposed at ground floor level.
- Three additional rooflights are proposed to the rear positioned centrally within the roofslope.
- As per the proposed plans submitted the applicant also proposes to install a gate and gate posts to the front access of the property.

SITE AND SURROUNDINGS

The application property is located within a residential area on Moss Lane in Bramhall.

The surrounding area consists 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.

As per the previously granted permission, works have commenced on site and at the time of the officer site visit the majority of the works had been carried out.

Planning approval was granted as per DC/067477 for an additional increase of 400mm which raised the roof height of the original dwelling by 700mm from 7.2 metres to 7.9 metres providing accommodation at first floor level, which will result in two rooflights. One to the front and one to the rear. The previous permission also included a revised roof structure to the front porch and the addition of one window to the front elevation.

The property was previously faced with red brick and has a grey tiled roof and white UPVC window frames. The existing dwelling, when completely refurbished will have a rendered finish to all elevations.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st 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 adopted 17th March 2011.

Saved policies of the SUDP Review

CDH 1.8: RESIDENTIAL EXTENSIONS

LDF Core Strategy/Development Management policies

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and enhancing the Environment

Supplementary Planning Guidance

Supplementary Planning Guidance 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.

'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.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) initially published on 27th March 2012, subsequently revised and published on 24th July 2018 by the Ministry of Housing, Communities and Local Government sets out the government's planning policies for England and how these are expected to be applied. The revised National Planning Policy Framework will be a vital tool in ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment.

N.B. In respect of decision-taking the revised NPPF constitutes a "material consideration".

Para.1 "The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied".

Para.2 "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".

Para.7 "The purpose of the planning system is to contribute to the achievement of sustainable development".

Para.8 "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) *an economic objective*
- b) *a social objective*
- c) *an environmental objective”*

Para.11 *“Plans and decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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”.

Para.12 *“.....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.*

Para.38 *“Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible”.*

Para.47 *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.*

Para.124 *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*

Para.130 *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design*

should not be used by the decision-maker as a valid reason to object to development”.

Para.153 states *“In determining planning applications, local planning authorities should expect new development to:*

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.*

Para.213 *“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, 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 Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

Reference: DC/067477; Type: HSE; Address: 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; Decision Date: 18-JAN-18; Decision: GTD

Reference: DC/066486; Type: HSE; Address: 68 Moss Lane, Bramhall, Stockport, SK7 1EJ, ; Proposal: 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.; Decision Date: 13-OCT-17; Decision: GTD

NEIGHBOUR'S VIEWS

The owners/occupiers of six surrounding properties were notified in writing of the proposal. The neighbour notification expired on 13th December 2018 and no comments or letters of representation were received.

CONSULTEE RESPONSES

Highways Engineer – Verbal comments received. No objection to the proposed entrance gates subject to a condition to ensure that the gates open inwards and would be set back one metre from the front boundary to insure appropriate sightlines to the existing site access.

ANALYSIS

The consideration of this application relates solely to the impact of the changes sought to the approved scheme; these are the creation of a small flat roofed area to the side extension, the creation of a small flat roofed area to the rear between the projecting gables; alterations to the fenestration and the replacement of the gates to the front boundary. All other matters remain as per the approved scheme.

Design

In comparison to the previously approved scheme (ref: DC/067477) the proposed rear extension would not be widely visible from the street scene and given the modest size, scale and massing of the alterations the proposal would remain subservient to the existing dwelling. In comparison to the previously approved scheme, the proposed roof alterations to the side extension, front driveway and boundary alterations would not have an adverse impact upon the wider character of the area.

Furthermore, as per the previous officer report, the proposed two storey front extensions will extensively remodel the property; however, they will appear subservient to the dwelling. Furthermore, 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 proposal is considered acceptable in design terms and accords with saved policy SIE-1 of the adopted Stockport Core Strategy DPD, saved policy CDH1.8 of the Stockport Unitary Development Plan Review, the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD and the National Planning Policy Framework.

Amenity

In comparison to the previously approved scheme (ref: DC/067477) it is considered that the proposed rear extension and rooflights within the rear roofslope, the alterations to the roof design of the side extension and the two additional ground floor windows within the western elevation would cause no undue impact on the amenity of surrounding residential properties.

The proposed alterations would comply with the Council's 'Extensions and Alterations to Dwellings' SPD in terms of the 25 minimum separation distance of 25 metres between habitable room windows on the private or rear side of dwellings, including an additional 3 metres for 3 plus storeys. The rear elevation of the proposed extension would be located at a minimum of 30 metres from the rear elevation of both no. 34 and no.36 Whitehaven Road.

Furthermore, the proposed replacement gates to the front of the property are considered acceptable with regards neighbour amenity.

As per the previous officer report, the proposed two storey rear extensions 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 and will be located to the south-west and approximately 4.5m away from the neighbouring property at no.70 Moss Lane. Furthermore, it is noted that there have been no objections received from the occupiers of neighbouring properties.

Given the above the proposal therefore accords with saved policy CDH1.8 of the Stockport Unitary Development Plan Review, policy SIE-1 the adopted Stockport Core Strategy DPD the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD and the National Planning Policy Framework.

Highway Safety

The Highways Engineer has been formally consulted as part of this application and has raised no objection to the proposal, subject to conditions.

The proposal is considered acceptable in relation to highway safety and parking provision and therefore accords with policy CS9, T-1, T-2 and T-3 of the adopted Stockport Core Strategy DPD the guidelines set out in the 'Extensions and Alterations to Dwellings' SPD and the National Planning Policy Framework.

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 subject to conditions.