

ITEM

Application Reference	DC/076101
Location:	Rear Of 141 Woodford Road Woodford Stockport SK7 1QD
PROPOSAL:	Proposed detached dwelling (all matters reserved except for means of access)
Type Of Application:	Outline Application
Registration Date:	05.03.2020
Expiry Date:	20200430
Case Officer:	Jane Chase
Applicant:	Mr B Cartledge
Agent:	

DELEGATION/COMMITTEE STATUS

Called up by Cllr Bagnall

Following the postponement of Area Committees and Planning and Highways Committee this application will be considered under the 'Urgent Actions' provisions of the Council constitution. This provision permits the Chief Executive or the appropriate Corporate Director, following consultation with the relevant Committee Chair, to make decisions that would ordinarily be reserved to a committee of the Council.

DESCRIPTION OF DEVELOPMENT

The application proposes the erection of a detached dwelling on land currently within the rear garden of 141 Woodford Road. The application is submitted in outline form with all matters reserved except for access. The layout, scale, appearance and landscaping would be dealt with by a reserved matters application in the event that outline permission is approved.

The application site comprises a portion of the rear garden to 141 Woodford Road measuring 26m by 26m. Access to the site from the highway would be gained via a 4.8m wide driveway passing between 139 and 141 Woodford Road and crossing the existing forecourt to access Woodford Road via the existing crossover.

SITE AND SURROUNDINGS

The application site forms part of the rear garden to 141 Woodford Road, a part single, part 2 storey detached house positioned on the east side of Woodford Road, just north of the A555. With the exception of the proposed access, the application site is bounded to the north and east by the playing fields to Queensgate Primary School and to the south by the rear garden of 143 Woodford Road. To the north of the existing house at 141 Woodford Road and positioned forward of it is 139 Woodford Road, a 2 storey semi detached house.

The application site is located within a Predominantly Residential Area as defined on the UDP Proposals Map.

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 and

Policies set out in the Woodford Neighbourhood Plan adopted September 2019.

Saved policies of the SUDP Review

L1.2 Children’s Play

MW1.5 Control of Waste from Development

LDF Core Strategy/Development Management policies

SD-3 Delivering the Energy Opportunities Plans – New Development

SD-6 Adapting to the Impacts of Climate Change

CS4 Distribution of Housing

H-1 Design of Residential Development

H-2 Housing Phasing

CS8 Safeguarding & Improving the Environment

SIE-1 Quality Places

SIE-2 Provision of Recreation and Amenity Open Space in New Developments

SIE-3 Protecting, Safeguarding & Enhancing the Environment

CS9 Transport & Development

T-1 Transport & Development

T-2 Parking in Developments

T-3 Safety & Capacity on the Highway Network

Woodford Neighbourhood Plan

ENV3 Protecting Woodford’s Natural Features

ENV4 Supporting Biodiversity

DEV4 Design of New Development

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.

Design of Residential Development

Open Space Provision and Commuted Sum Payments

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 19th February 2019 replaced the previous NPPF (originally issued 2012 & revised 2018). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in

accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, 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. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

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.59 “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Para.68 “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should..... c) support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.”

Para.108 “In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

Para.109 “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”

Para.117 “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

Para.122 “Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places"

Para. 123. "Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances..... local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

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

DC/022190 - 141 Woodford Road, Woodford, Stockport, Cheshire, SK7 1QD -
Erection of detached 4/5 bedroom dwelling (Outline Application). Approved 2006
(now 143 Woodford Road)

DC/028019 - 141 Woodford Road, Woodford, Stockport, Cheshire, SK7 1QD - Erection of detached four/five bedroom dwelling with garage (Reserved Matters application). Approved 2008 (now 143 Woodford Road)

NEIGHBOUR'S VIEWS

The occupiers of 3 neighbouring properties have been notified of the receipt of this application. 1 letter has been received making the following representations:-

- The proposed location for the new dwelling would definitely result in my house and garden being overlooked, the extent of the impact however is dependent on what structure gets approval. If the dwelling is single storey that would definitely minimise the impact to my family and children. Alternatively, if the dwelling was double height I would hope that the elevation which overlooked my house and garden had no windows other than a privacy bathroom.
- From a safety perspective I believe the existing stone wall and landscaping at the communal entrance would need to be removed, giving the width needed for multiple vehicles to enter and exit 3 properties safely. With the recent introduction of the traffic lights (as a result of the bypass) there can often be a bottleneck of cars in this area already, so to add more cars and no addition space would be dangerous.

CONSULTEE RESPONSES

Highway Engineer – no objections subject to the imposition of a condition to secure details of the construction of the access and provision of sightlines at the junction with the existing forecourt.

Woodford Neighbourhood Forum - We are concerned that the proposal constitutes backland development in a small plot in the back garden of 141 Woodford Road. In that respect, it is in conflict with WNP DEV4 because it is not in keeping with the style of development along Woodford Road, or in Woodford in general. It could set a precedent for this style of development on Woodford Road or elsewhere in Woodford. This would not be welcomed because in our initial questionnaire conducted in 2014 to provide evidence for the Woodford Neighbourhood Plan, 70% of respondents were opposed to backland development.

ANALYSIS

At the heart of the NPPF is a presumption in favour of sustainable development (para 10). Para 11 of the NPPF reconfirms this position and advises that for decision making this means:-

- approving developments that accord with an up to date development plan or
- where the policies which are most important for the determination of the application are out of date (this includes for applications involving the provision of housing, situations where the LPA cannot demonstrate a 5 year supply of housing), granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

In this respect, given that the Council cannot demonstrate a 5 year deliverable supply of housing, the relevant elements of Core Strategy policies CS4 and H2 which seek to deliver housing supply are considered to be out of date. That

being the case, the tilted balance as referred to in para 11 of the NPPF directs that permission should be approved unless the adverse impacts of approving planning permission would significantly and demonstrably outweigh the benefits.

The application is submitted in outline form with only the principle of development (a detached dwelling) and the means of access being formally considered at this stage. In the event that outline permission is approved, a reserved matters application would seek the approval of the layout, scale, appearance and landscaping.

The main issues for consideration are the principle of residential development and the impact of the development upon conditions of highway safety.

Principles of Development

Policy CS4 of the Core Strategy directs new residential development towards the more accessible parts of the Borough identifying 3 spatial priority areas (Central Housing Area; Neighbourhood Priority Areas and the catchment areas of District/Large Local Centres; and other accessible locations). This policy confirms that the focus is on making effective use of land within accessible urban locations with the priority for development being previously developed land in urban areas. Comprising the garden of an existing dwelling the application site falls outside of the definition of previously developed land and is therefore greenfield land. Policy CS4 confirms however that the use of private residential gardens in accessible urban locations will be acceptable where proposals respond to the character of the local area and maintain good standards of amenity and privacy for the occupants of existing housing in accordance with policy H1.

Policy H-2 confirms that when there is less than a 5 year deliverable supply of housing (as is currently the case) the required accessibility scores will be lowered to allow the deliverable supply to be topped up by other sites in accessible locations. This position has been regularly assessed to ensure that the score reflects the ability to 'top up' supply to a 5 year position. However, the scale of shortfall is such that in order to genuinely reflect the current position in that regard the accessibility score has been reduced to zero.

As referred to at the start of this analysis, the fact that the Council cannot demonstrate a 5 year supply of housing means that elements of Core Strategy policies CS4 and H2 are considered to be out of date. As such the tilted balance in favour of the residential redevelopment of the site as set out in para 11 of the NPPF is engaged.

Having regard to this policy position it is noted that the proposal makes efficient use of a greenfield site within an accessible location. The proposal in terms of the principle of residential development is compliant with policies CS4 and H2 of the Core Strategy.

Core Strategy policy CS3 confirms that developments in accessible suburban locations such as this may be expected to provide the full range of houses from terraced properties to large detached and should contain fewer flats. They should still however achieve a density of 30 dwellings per hectare (dph).

The NPPF at para 122 confirms that planning decisions should support development that makes efficient use of land taking into account several factors including the desirability of maintaining an area's prevailing character and setting (including residential gardens) and the importance of securing well designed and

attractive places. Para 123 confirms that where there is a shortage of land for meeting identified housing need it is especially important that policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:-

- Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible
- The use of minimum density standards should also be considered and it may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas
- Local planning authorities should refuse planning applications which they consider fail to make efficient use of land.

The density of the proposed development equates to 11 dwellings per hectare which is significantly below that suggested as appropriate by policy CS3 and also fails to reflect the aims of the NPPF as set out above. Noting that the application proposes only a single dwelling in a backland setting with access between existing dwellings, it is considered that the impact of the development upon the character of the area, amenities of existing and future occupiers together conditions of highway safety are of greater importance than a numerical density figure. These issues are explored in detail below in this report.

Policy SD-3 requires an assessment of how the proposed development can contribute to becoming carbon neutral through the use of micro regeneration technologies in order to reduce CO2 emissions. Given that the development proposes less than 10 dwellings there is however no policy requirement to incorporate any of these technologies. Notwithstanding this, small applications are encouraged to explore the use of various technologies to reduce carbon emissions. This would be addressed in the event that a reserved matters application is submitted.

Policy SD-6 requires developments to demonstrate that development is designed in such a way as to avoid, mitigate or reduce the impacts of climate change. All development will be required to incorporate sustainable drainage systems so as to manage the run off of water from the site. This positioned is supported by the NPPF at para's 163 and 165. This would be addressed in the event that a reserved matters application is submitted.

Further to the revision of the NPPG, Local Planning Authorities are now able to secure tariff style payments in relation to minor development such as this. Policy L1.2 of the UDP Review and SIE-2 of the Core Strategy seek to ensure that residential development makes an appropriate contribution towards the provision of children's play and formal recreation. This policy position is supported by the Council's SPD Open Space Provision and Commuted Sum Payments. The application does not detail the size of the proposed dwelling in terms of bedrooms and therefore it is not possible to calculate the requirement in relation to open space at this point in time. This can however be addressed through the imposition of a condition imposed on the grant of outline planning permission.

On the basis of the above, it is considered that the principle of residential development accords with policies CS2, CS3, CS4 and H2 of the Core Strategy DPD together with the advice contained in the NPPF.

Impact on Character of the Locality and Amenities of Neighbouring Occupiers

Given the outline nature of the application with all matters reserved save for access, the impact of the development upon the character of the locality and

residential amenity would be fully considered at reserved matters stage. Notwithstanding that it is possible to make some general assessment of this through this current application.

Core Strategy policy H1 confirms that design of new development should be to a high standard, respond to the townscape and landscape character of the local area, reinforcing or creating local identity in terms of layout, scale and appearance. Policy CS8 welcomes development that is designed and landscaped to a high standard and which makes a positive contribution to a sustainable, attractive, safe and accessible built and natural environment. This position is supported by policy SIE-1 which advises that specific regard should be paid to the use of materials appropriate to the location and the site's context in relation to surrounding buildings (particularly with regard to height, density and massing of buildings).

DEV4 of the Woodford Neighbourhood Plan confirms that all development in the Plan area should achieve a high standard of design. Applications for new residential development must demonstrate how they respect and respond to the Area's rural character.

The NPPF sets out the Government's most up to date position on planning policy and confirms that the Government attaches great importance to the design of the built environment. Planning decisions should ensure that developments function well and add to the quality of the area, establish a strong sense of place, optimise the potential of a site to accommodate development, respond to local character and history, reflecting the identity of local surroundings and materials whilst not preventing or discouraging innovative design and are visually attractive as a result of good architecture and appropriate landscaping. Planning decisions should not attempt to impose architectural styles and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.

The Council's SPD 'Design of Residential Development' offers guidance on backland development and notes that:-

Backland development refers to the development of land to the rear of properties or the redevelopment of long back gardens. Extensive back gardens are often seen as a development opportunities, and a single or group of dwellings in a considered layout can form an attractive development when sufficient land is available. However, this is not always the case and backland development can be problematic with typical problems being tandem development - where one house is erected directly behind another, both sharing the same access road.

Associated problems include the enclosure of public utility services, inadequate access, and the loss of privacy and spaciousness caused by an over-reduction in garden size, which in turn affects the character as development has a 'cramming' effect on the locality. Consequently as indicated in policy CDH1.1, preference will be given to comprehensive schemes that can be served by suitable access and do not prejudice future developments or existing dwellings amenity.

The design of backland development must be based on a clear understanding of character [see Developing Infill Sites], and the intensifying effects of such development should be limited so as to maintain any positive character. The main areas of focus are the maintenance of a reasonable garden sizes,

appropriate spacing between dwellings, and appropriate scale and massing. If the height of buildings is a particular concern, building heights of a lower scale may be appropriate and less conspicuous.

In relation to infill development the SPD advises:-

Despite their small scale, 'infill' developments can have a significant effect upon the appearance of an established street, although much depends upon the character of the area and the sensitivity of the design. As with house extensions, the potential impact upon neighbours also needs to be addressed. Consequently it is vital to consider how an infill scheme will relate to its surroundings.

The layout and form of infill developments should harmonise with their surroundings, even though this may limit the density of development that can be achieved so as not to affect the character of the area. In all cases and in support of policy CDH1.1, the requirement to make the best use of land will be balanced against the need to protect residential amenity and character.

Policy CDH1.1 which is referred to in the SPD no longer forms part of the saved UDP Review, however, the need to consider the impact of development on the character and amenities of the locality remains relevant.

The SPD also sets out guidance as to the siting of development in relation to the boundaries of a site and neighbouring properties so to ensure that there is no adverse impact on amenity. Guidance is also offered in relation to the provision of amenity space.

The character of the locality is derived from suburban residential development in the form of 2 storey detached and semi detached houses. These properties are generally set in landscaped plots with landscaped front and rear gardens and form a ribbon of development on this side of Woodford Road. The application site and existing dwelling at 141 Woodford Road presents a divergence from that character in that the existing dwelling is sited further rearwards than the run of houses to the north such that its front elevation aligns with the rear elevation of 139 Woodford Road to the north. The rear garden that forms that application site also projects some 28m beyond the rear garden boundary of 139 Woodford Road. 143 Woodford Road to the south of the site has been built in what was the side garden of 141 Woodford Road; the dwelling on that plot is generally positioned to the rear of the dwelling at 141 Woodford Road such that the garden where the dwelling is proposed aligns with the rear garden of 143 Woodford Road.

Submitted with the application is an indicative site layout which shows how the footprint of the proposed dwelling could be accommodated within the site. As indicated this would be positioned sufficient distance from the boundaries of the site such that some 265m² of garden could be provided to the east of the dwelling and some 120m² to the south. Totalling 385m² this would significantly exceed the 100m² required for a 4 bedroom house (which is the maximum garden size set out in the SPD). The subdivision of the plot would also retain a garden circa 213m² to the east of the existing dwelling and circa 119m² to the south which again, at circa 332m², significantly exceeds the requirement of the SPD. On this basis I am satisfied that both the existing and proposed dwelling would and could be provided with an acceptable level of amenity space.

It is noted that the redevelopment of this site would result in the loss of ornamental planting and garden trees, however, none of these are legally protected and could be removed without the consent of this authority at any time. A full tree survey would be required at reserved matters stage to establish the full impact of the proposed development in this respect, however, I am satisfied at this stage that there would not be an adverse impact arising to cause harm to the character or amenities of the area. The requirements of policy SIE3 of the Core Strategy and policies ENV3 and ENV4 of the WNP are therefore addressed at this stage and can be addressed through future reserved matters applications through the submission and consideration of further details.

The indicative layout demonstrates that the siting of a detached dwelling could accord with the privacy distances set out in the SPD. These require a distance of 6m from habitable room windows to the boundary of the site and 12m between habitable room windows and a blank elevation, elevation with non-habitable rooms or with high level windows. It is noted that the indicative position shown is closer than 6m to the newly formed boundary with 141 Woodford Road but this would be acceptable if there are no habitable room windows in this elevation.

Comments from the neighbour about the potential impact on privacy and outlook are noted, however, subject to compliance with the SPD as outlined above, objections relating to a loss of privacy could not be sustained. In terms of impact on outlook and visual amenity (such as the dwelling appearing visually obtrusive or overbearing) much would depend upon the size and scale of the proposed dwelling which would be considered at reserved matters stage. Notwithstanding that, it is considered that the application demonstrates that it could be possible to erect a detached dwelling in a form that does not have a harmful impact on amenity.

In terms of the impact of the proposed access on amenity, as is outlined below, this is considered to be of an acceptable width and geometry and will provide safe and practical access to and from the site. The amount of traffic that would be generated from a single dwelling is not considered to be of such a level that would result in a loss of amenity through noise and disturbance.

Objections from WNF that the redevelopment of this backland site would be contrary to policy DEV4 are noted. The policy however does not preclude backland development (irrespective of how many residents are opposed to such development) but rather requires development to reflect and respond to the rural character of the Area. Despite falling within the plan area, the application site is of different character to much of the Woodford area. As described above the area within which the site is located has much more a suburban character to it and is markedly different to the vast majority of the Woodford Plan area which is very rural in its character.

The Council's SPD does not preclude backland or infill development but rather highlights the issues that may be of concern and which need particular consideration. Through the submission of an indicative layout, it is considered that the application demonstrates that a detached dwelling could be accommodated on the site without harm to either the character of the area or the amenities of the neighbouring occupiers. The proposal is therefore in accordance with policies H1, CS8 and SIE1 of the Core Strategy DPD, DEV4 of the WNP and advice contained in the NPPF.

Access

In assessing the development in relation to highway issues regard has been paid to policies CS9, T1, T2 and T3 of the Stockport Core Strategy DPD. These policies seek to ensure that development is provided in accessible locations, considers the needs of all road users, provides car parking in accordance with the maximum standards and shall be of a safe and practical design. The NPPF confirms that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

The application proposes the creation of a 4.8m wide access between the existing dwelling at 141 Woodford Road and 139 Woodford Road. This would lead out on to the existing forecourt of 141 Woodford Road and onto the highway via the existing access.

In terms of accessibility the site is well located for services and public transport being close to the District Centre of Bramhall. The additional traffic generated by a single dwelling will not be harmful to the safe operation of the highway network. Whilst the indicative layout does not detail car parking, it is considered that the site is of sufficient size to accommodate a dwelling and 2 parking spaces. There is also considered to be sufficient room remaining on the forecourt to retain 2 parking spaces for the existing dwelling. Details of the construction of the access and sightlines can be secured at this stage by a condition. Details of car parking, cycle parking and electric charging will all be addressed through a reserved matters application and through the imposition of conditions on such an application.

In response to the objection received, the proposed access through the site and onto Woodford Road is considered to be of sufficient width and geometry to accommodate the traffic generated by both the existing and proposed development. That being the case there would be no need to remove the landscaping that exists adjacent to the boundary with 139 Woodford Road.

On the basis of the above, the proposed development is considered to be in compliance with policies CS9, T1, T2 and T3 of the Core Strategy together with advice contained in the NPPF.

Conclusions

The principle of residential development on this site is acceptable noting that the site is in an accessible location with good access to the Bramhall District Centre, cycling, walking and public transport. The indicative plan submitted demonstrates that a detached dwelling can be accommodated on the site without harm to the character of the area or the amenities of the neighbouring occupiers. The proposed access is of a safe and practical design and the application demonstrates that it will be possible to achieve parking within the site in accordance with the Council's standards whilst maintaining parking for the existing dwelling.

Having regard to the tilted balance in favour of the residential development of this site as set out at para 11 of the NPPF which weighs heavily in favour of this application and noting that there would be no adverse impacts arising, it is considered that planning permission as set out in the application submitted should be approved.

RECOMMENDATION GRANT SUBJECT TO CONDITIONS