

ITEM

Application Reference	DC/076437
Location:	37 Southern Crescent Bramhall Stockport SK7 3AQ
PROPOSAL:	First floor side extension with a single storey side extension. Remodelling of the front porch area. Recovering of the whole house with a thin coat render and construction of a storage area to the front of the house and extended driveway.
Type Of Application:	Householder
Registration Date:	17.04.2020
Expiry Date:	12.06.2020 - Extension of time agreed to 07.07.2020
Case Officer:	James Appleton
Applicant:	Alanna Vine
Agent:	Y Developments

COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The applicant, Alanna Vine is an elected member of Stockport MBC for the Bramhall north 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 two storey side extension with a single storey side extension including remodelling of the front porch area. The property will be covered in white render and permission is sought for a front external storage outbuilding including an extended driveway.

The proposed two storey side extension will have a length of approximately 5.6m and a width of approximately 5.6m. It will have a pitched roof with a ridge and eaves height of approximately 7.1m and 5.2m respectively. There will be a Juliet balcony to the front and rear.

The proposal also seeks permission for a single storey side extension to the front of the two storey extension measuring approximately 3.2m in length with a maximum width of 5.85m which will tie into the existing porch area. The proposal extends 1.2m beyond the existing front elevation. The proposal will contain a flat roof with a maximum height of 3m. The single storey side element to the rear of the two storey extension will contain a width and length of 4.5m and 1.43m respectively with a maximum height of 3m, this element will not project beyond the rear elevation or the side elevation.

The materials proposed consist of a rendered finish with roof tiles to match those

used on the existing dwelling. The roof of the single storey elements will comprise of a ppc aluminium capping.

There will be an external detached storage outbuilding to the front garden which will measure 6m in length with a maximum width of 4.13m forming an 'L' shape. It will contain a maximum height of 2.7m. The proposal is set back from the highway by 17.4m and will comprise of a rendered finish with ppc aluminium capping to the roof.

Permission is also sought for an extended driveway area to the front of the dwelling which will form a turning point at the head of the drive to enable vehicles to turn within the site. The extended driveway will measure 7.8m in length with a width of 5.9m. It is noted that the existing access will remain and will not be altered in any way.

Since the original submission, amended plans have been received; these amendments were sought due to the impact of the proposal on design grounds.

SITE AND SURROUNDINGS

The application property is located on Southern Crescent, Bramhall and forms a bungalow with accommodation in the loft.

The property is faced with light green painted render with a grey tiled roof and timber cladding features at first floor. The surrounding area is predominantly residential with a mixture of property types including bungalows to the east, two storey detached properties to the north (on the opposite side of Southern Crescent) and two storey semi-detached properties to the side and rear (west & south).

There is a driveway to the front of the property that provides parking for at least four vehicles. There is a large front and rear garden to the property including a stream to the rear. The site is located in Flood Zone 1.

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 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

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: QUALITY PLACES

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 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.

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:

- Respect the form and design of the existing dwelling with a roof design that complements the existing appearance.
- Ideally appear subservient to the main dwelling with the ridge level of extensions set below the main ridge line of the original house.
- A linked or infill effect between neighbouring dwellings should be avoided by leaving a visibly adequate gap between the boundary and the side wall of the extension.

Whilst it is necessary to consider each situation individually, the Council is concerned that where two storey side extensions are proposed to homes in areas of mainly detached or semi detached housing the character should not be lost through terracing extensions. In such areas houses should not be physically or visually linked, particularly at first floor level.

In these instances:

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.

A single storey side extension should:

Respect the form and design of the existing dwelling with a roof design that complements the existing appearance.

Flat roofs are generally unlikely to be acceptable, an exception to this could be the provision and retention of a green roof. This provides ecological / wildlife benefits and is a form of development that is generally encouraged.

Front porches usually look best where the materials, glazing pattern and degree of roof pitch, match the existing house. 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.

It is beneficial to provide 12 metres between habitable room windows and a blank elevation. There may though be some instances where a neighbouring property has a principal, original habitable room window in a side elevation facing the side of a neighbouring dwelling house and this distance is significantly less than 12 metres. In this instance each proposal will be treated on its own merits to assess whether the further reduction in separation would have a materially harmful impact on the outlook from that window to justify a refusal of the development.

Between habitable room windows on the private or rear side of dwellings there should be a separation distance of 25m. An extension which is sited close to a window belonging to a habitable room of a neighbouring dwelling or its private garden area, can create a poor living environment for the occupier in terms of overshadowing and intrusiveness.

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.

Detached buildings should in general:

- Be sited as so as not to affect neighbouring amenity or street scene.
- Buildings between a house and a road in most cases are likely to appear as prominent features and should generally be avoided.
- Be of an appropriate scale and appear clearly subordinate in relation to the main house.
- Be appropriately designed, pitched roofs will be encouraged on all buildings, flat roofs should generally be avoided, an exception to this may be the provision of a green roof.
- Respect the type, colour and texture of materials used in the original house.

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.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

<u>Application Number(s)</u>	<u>Issues Raised</u>	<u>Date</u>	<u>Decision</u>
J/20600	Roof extension to form bedrooms, change garage to dining room	02.09.1980	Granted

NEIGHBOUR'S VIEWS

The owner/occupiers of ten neighbouring properties have been notified by letter. The neighbour notification expired on 15th May 2020 and no letters of representation have been received.

CONSULTEE RESPONSES

N/A

ANALYSIS

The site lies within a Predominately Residential Area as identified on the Proposals Map of the SUDP Review. 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, the potential harm to the amenity of the neighbouring properties and impacts on highway safety.

Design, Character and Appearance

The neighbouring dwellings surrounding the site are made up of a mixture of different property styles and types. The extension is set back from the highway by 26m and will be set off the side boundary by at least 7.2m at its closest point. As such, the proposal is considered acceptable and will not create a terracing effect therefore complying with the Extensions & Alterations to Dwellings SPD.

The extension is subservient to the existing dwelling, set down approximately 0.53m from the ridge line and the materials proposed are considered acceptable. It is considered that 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.

Whilst flat roofs are generally considered unacceptable each individual application has to be treated on its own merits. It is viewed that the design of the building is of a high quality contemporary nature and as a result it is considered that the proposed flat roof to the single storey side elements are considered acceptable.

The proposed detached outbuilding is set back from the highway by 17.4m and is located to the north-western corner of the site. There is extensive hedging and mature trees to the front boundary of the site which will screen the proposal. In addition the maximum height of the detached outbuilding is approx.2.7m. As such due to the size and scale of the proposal including its location on the site, it is considered that the detached outbuilding would have an acceptable impact on the street scene and it would not be an incongruous addition.

Residential Amenity

The proposed side extensions will be located to the west and approximately 27m away at a minimum from the properties along Hillcrest Road. There are no windows proposed to the first floor side elevation facing the neighbours along Hillcrest Road and there are two ground floor windows proposed within the side elevation. Given the separation distance of 27m which exceeds the minimum separation distance standards specified in the councils 'Extensions and Alterations to Dwellings' SPD, it is considered that there will be no detrimental impact on the amenity of the neighbouring properties along Hillcrest Road.

The plans indicate that there will be a Juliet balcony to the front and rear at first floor, In addition there is a floor to ceiling window to the rear elevation which is a fixed window and non-opening. There will be no access from the first floor onto the flat roof of the single storey extensions and the platform will not be used as balcony which in any event will be subsequently conditioned.

The proposed side extension will be screened from 35 Southern Crescent by the existing dwelling. The facing properties to the front and rear are approximately 53m and 25m away respectively complying with the adopted separation distances outlined in the councils 'Extensions and Alterations to Dwellings' SPD.

It is considered that the proposed detached outbuilding will not contribute to any adverse overlooking, loss of privacy or reduction of daylight on neighbouring properties. As a result the proposal will have a negligible impact on outlook, light and privacy of the neighbouring properties.

Parking & Highway Safety

Off street parking provision will remain as existing with sufficient space to accommodate four vehicles. It is noted that there is a turning area proposed to the front of the dwelling and there will be no changes to the existing access. Currently vehicles have to reverse on or off the highway, the driveway extension will ensure that adequate room is provided to enable a vehicle to enter, manoeuvre, park, and

leave safely without having to reverse on or off the highway. As such this is considered acceptable.

The driveway extension must be constructed of a permeable or porous surface which will be conditioned accordingly.

Flood Risk and Drainage

The application site falls within Environment Agency Flood Zone 1, which is assessed as having the lowest possibility of flooding; as such a Flood Risk Assessment is not required. An Energy Efficiency Checklist has been submitted in support of the application and as such complies with policy SD-2.

Conclusion

Overall the proposal is in compliance with adopted planning policy and guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. Paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and Paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system. In this instance there are several benefits that weigh in support of the proposal, in particular acceptable design, impact upon residential amenity and the submission of an energy checklist.

The proposal 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. The proposal would not prejudice a similar development by a neighbour and the general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling and the character of the street scene 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.

In considering the planning merits against the NPPF as a whole the proposal represents sustainable development; Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be granted subject to conditional control.

RECOMMENDATION Grant, subject to conditions.