

Marple Area Committee

22nd July 2020

DEVELOPMENT APPLICATIONS

Report of the Corporate Director for Place Management and Regeneration

<u>ITEM 1</u>	DC/076953
<u>SITE ADDRESS</u>	25 Bonington Rise, Marple Bridge, Stockport, SK6 5DW
<u>PROPOSAL</u>	Single storey rear extension
<u>ITEM 2</u>	DC/076974
<u>SITE ADDRESS</u>	Cornfield, Buxton Road, High Lane, Stockport, SK6 8AY
<u>PROPOSAL</u>	Construction of first floor rear extension above existing ground floor

INFORMATION

These applications need to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the

applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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ITEM 1

Application Reference	DC/076953
Location:	25 Bonington Rise Marple Bridge Stockport SK6 5DW
PROPOSAL:	Single storey rear extension
Type Of Application:	Householder
Registration Date:	05.06.2020
Expiry Date:	31.07.2020
Case Officer:	Anthony Smith
Applicant:	Ms Janelle Yorke
Agent:	Bradley Building Design Ltd

COMMITTEE STATUS

Application referred to the Marple Area Committee. Call up from Cllr Dowse.

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for a single storey rear extension.

The proposed single storey rear extension would project out 3.3m from the original rear wall. It would have a width of 5.9m and height of 4.3m with a lean to roof. The eaves would measure 3.3m (both heights are measured from the natural ground level).

There would be a gap of 1m from the extension to the common boundary with No.27 Bonington Rise and a gap of 5m to the boundary with No.23 Bonington Rise. The rear boundary would be over 30m away from the rear elevation of the proposed extension.

The materials of construction would match the existing dwelling,

SITE AND SURROUNDINGS

The applicant's detached dwelling is approximately 30 years old. It is a two storey dwelling with a half gable end roof. Materials include red brickwork, concrete roof tiles and white UPVC windows. There is parking for two vehicles on the site.

The surrounding properties (No.23 and No.27 Bonington Rise) are broadly similar to the applicant's property in being of the same era, with a similar design and also using similar materials of construction. There are differences between the properties but they broadly share the same characteristics.

The site is located on a noticeable slope which increases towards the west (No.27 is higher). To the rear of the site is Woodland and a watercourse (It is a Site of Biological Importance).

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:

CDH1.8: RESIDENTIAL EXTENSIONS

- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17th March 2011.

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

SIE-1: QUALITY PLACES

N.B. Due weight should be given to relevant SUDP and CS policies according to their degree of consistency with the National Planning Policy Framework ('NPPF') issued in February 2019 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') launched on 6th March 2014.

National Planning Policy Framework Conformity

The Planning Advisory Services' National Planning Policy Framework 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 more recently published NPPF and takes account of saved policies from the Unitary Development Plan where applicable. No significant differences were identified.

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

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. 170 *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Para. 178 *“Planning policies and decisions should ensure that:*

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”*

Para. 179 *“Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.”*

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.

PLANNING HISTORY

J/53650- Construction of 14 No Houses and Drains. Granted on 11/10/1991

NEIGHBOURS VIEWS

The owners/occupiers of two surrounding properties were notified in writing of the application. The neighbour notification period expired on 2nd July 2020.

Three letters of objection were received.

Points of objection include:

- Potential loss of light and amenity to neighbouring properties. Particular concern expressed regarding the impact on the rear conservatory of one property and a rear elevation of another property
- Roof lights would be intrusive to the first floor of a neighbouring dwelling
- The extension is not sub-ordinate to the existing property. It is dominant
- Potential issues with foundations, the building process, subsidence and drainage/sewers

One comment was received from another property stating concern over subsidence in the rear gardens.

CONSULT RESPONSES

The Coal Authority

The application site is located within a Coal Mining Development High Risk area. The Coal Authority's standing advice therefore applies making the addition of the following informative necessary in this case:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2019 until 31st December 2020

Nature Development Officer

The site is located on Bonington Rise in Marple Bridge. The application involves a single storey rear extension.

Nature Conservation Designations

The site itself has no nature conservation designations, legal or otherwise. Woodland off Glossop Road Site of Biological Importance (SBI) is located to the rear (north) of the application site. The proposed works are highly localised and will be restricted to the property. The proposed development footprint is approx. 25m from the SBI boundary and so I do not envisage any significant adverse impacts on the designated site as a result of the proposals.

Legally Protected Species

Many buildings have the potential to support roosting bats and nesting birds. All species of bat are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. All breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

As a single storey extension, the proposed works would not impact upon the main roof of the property and there is therefore a low risk of roosting bats being affected. Paragraph 016 of the Natural Environment Planning Practice Guidance states that the local authority should only request a survey if they consider there is a reasonable likelihood of a protected species being present and affected by development. As the main roof will not be affected, the risk of roosting bats being impacted by the proposed works is considered to be low and I would not consider it reasonable to request a bat survey as part of the current planning application.

Badgers and their setts are legally protected by the Protection of Badgers Act 1992. Although the woodland habitats to the north of the application area offer suitable badger habitat, there is considered to be a low risk of any disturbance to badger setts (should this species be present in the immediate vicinity) since the proposed development footprint is approx. 25m from the woodland edge. Reasonable Avoidance Measures (RAMS) can be adopted during work to prevent any badgers that may pass through the site being inadvertently harmed/injured.

LDF Core Strategy

Core Policy CS8 Safeguarding and Improving the Environment

Green Infrastructure

3.286

Biodiversity and Nature Conservation

3.296

DEVELOPMENT MANAGEMENT POLICY SIE-3

A) Protecting the Natural Environment

Protecting, Safeguarding and Enhancing the Environment

3.345, 3.364 and 3.369

Stockport's Unitary Development Plan (Retained Policy)

NE1.2 SITES OF NATURE CONSERVATION IMPORTANCE

The habitats and biodiversity of sites of biological importance, geological conservation sites and local wildlife sites will be protected and enhanced where possible. Proposals for development on sites so designated must demonstrate that there is a justification which overrides any harm to the nature conservation value of the site.

Recommendations:

The proposed works are considered to be of low risk to roosting bats and I would therefore not consider it reasonable to require a bat survey as part of the current planning application. As a precautionary measure I would recommend that an informative is used so that the applicant is aware of the potential for buildings to support bats. It should also include information stating that the granting of planning permission does not negate the need to abide by the laws in place to protect biodiversity. Should at any time bats, or any other protected species be discovered on site, work should cease immediately and a suitably experienced ecologist/Natural England should be contacted for advice.

An informative should also be used to ensure the applicant is aware of the designated SBI adjacent to the application site and ensure no encroachment into/storage of materials within this area.

In relation to badgers, it is recommended that reasonable avoidance measures (RAMS) are adopted during works as a precautionary measure. This should include provision of ramps in any excavations left uncovered overnight and open pipes >20mm diameter to be capped off to prevent badgers becoming inadvertently trapped. This can be attached to any planning consent granted as a condition.

It is recommended that opportunities for biodiversity enhancements are sought within the development in line with national and local planning policy. Suitable measures include the provision of bat and/or bird roosting/nesting facilities on the

property. This would be particularly beneficial given the proximity of the designated SBI and I would be happy to provide further guidance on this if required.

Arboriculture Officer

Site Context

The proposed development site is located within the existing residential site predominantly on the existing informal grounds and hard standing areas. The plot is comprised largely of informal grounds and associated infrastructure.

Legislative and Policy Framework

Conservation Area Designations

The proposed development is not within or affected by a conservation Area.

Legally Protected Trees

There are legally protected trees within this site or affected by this development (Heys Farm Woodland, Marple Bridge 2006).

Stockport's Core Strategy DPD

CS – 8 Biodiversity and Nature Conservation

SIE-1 Development Management

SIE-3 Protecting, Safeguarding and enhancing the Environment 3.345/3.346/3.347

Stockport's Unitary Development Plan (Retained Policy)

NE1.1 SITES OF SPECIAL NATURE CONSERVATION IMPORTANCE

NE1.2 SITES OF NATURE CONSERVATION IMPORTANCE

NE3.1 PROTECTION AND ENHANCEMENT OF GREEN CHAINS

Recommendations

The proposed development footprints is shown or indicated at this time within the informal grounds of the existing site and it is assumed the proposed new developments will potentially not impact on the trees and hedges within the site or neighbouring site as the development site is not located in proximity of protected trees on site and within the existing hard standing.

A full tree survey has not been supplied to show the condition and amenity levels of the existing neighbouring trees and where applicable which trees will have a potential

impact on the proposed development and its accepted not required due to the small nature of the works and lack of impact on the trees on site.

In principle the main works and design will not have a negative impact on the trees on site, in neighbouring properties on all the boundaries.

In its current format it could be considered favourably but would require the submission of a protective fencing detail to show the protection of the root zones of the protected trees. Special attention is required to the material storage area and deliveries in and around the protected trees located at the rear of the site.

The following conditions would be relevant to any planning application relating to the site;

Condition Tree 1

No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Condition Tree 2

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

ANALYSIS

The site is located within a Predominately Residential Area as identified on the Proposals Map of the SUDP Review.

Policy SIE-1 'Quality Places' of the Core Strategy states that development that is designed and landscaped to the highest contemporary standard, paying high regard to the built and natural environment within which it is sited, will be given positive consideration. Specific account should be had of certain criteria, including use of materials appropriate to the location, the site's characteristics as well as the site's context in relation to surrounding buildings.

Saved UDP policy CDH1.8 'Residential Extensions' states that the Council will grant permission for an extension to a residential property provided that the proposal, amongst other issues, compliments the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene.

The Extensions and Alterations to Dwellings SPD state that the issue of design is a highly important factor when the Council assessed proposals for extensions 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. Unsympathetically designed extensions can progressively change the character and appearance of a street or area as a whole.

The Council wishes to protect the borough's buildings and residential areas from unsympathetic changes by ensuring that new extensions and designed in context with their surroundings. This does not mean that a new extension 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 spaces. 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).

The SPD provides detailed guideline on what is deemed to be acceptable for extensions to residential properties.

Whilst there is no specific guidance for a single storey rear extension on a detached property, a primary consideration is to assess the potential impact upon the original, primary windows to the habitable rooms of the surrounding properties. These types of windows are the only ones to be afforded the highest levels of protection in terms of loss light, outlook or privacy.

Other windows such as those serving non-habitable rooms like a bathroom or hallway, those windows which are the secondary source of light to a room or those windows added under permitted development will not normally be protected in the same manner.

Residential Amenity

The applicant's dwelling and those to the immediate east and west of the site are detached.

The rear elevation of No.23 Bonington Rise contains a conservatory. There is no planning history for this structure and if it were not part of the original dwelling when first constructed, it would have needed planning permission. These properties do not benefit from permitted development rights (they were withdrawn when the dwellings were granted planning permission in 1991 due to the nature of the plots).

There would be at least 5.5m from the side elevation of the proposed rear extension to the side elevation of the conservatory at No.23. This separation when combined with the overall height of the proposed extension does mean there would be adequate separation to ensure amenity is maintained to the rear elevation of No.23. There would be no undue loss of amenity to No.23 even accounting for the change in levels due to the topography.

The impact upon No.23 Bonington Rise is considered to be acceptable and the scheme is in compliance with the contents of the SPD and planning policy.

The rear elevation of No.27 Bonington Rise contains original principal habitable room windows. As noted in previous sections, this dwelling is located higher than the applicant's dwelling due to the hill it is located on. There would be adequate separation from the proposed rear extension to the rear elevation of No.27, including the principal habitable room windows. There would be no undue loss of amenity to this property.

The proposed single storey rear extension would be adequately separated from all other surrounding residential properties.

The objections have been noted. However, the proposal would not cause any undue loss of light, outlook or general amenity to any neighbouring property due to its design and the ample levels of separation it would enjoy.

In view of the above, it is considered that the proposal would not unduly impact on the residential amenity of the surrounding properties in accordance with UDP policy CDH1.8 and Core Strategy policies SIE-1 and SIE-3.

Design

The applicant's property is located within a mixed streetscene that includes two storey detached properties. The area is a normal residential street and there are a variety of extensions within the streetscene including two storey side extensions, rear extensions and front porches. The property is not in a conservation area.

The general design of the proposed single storey rear extension is considered to be acceptable. It would be subservient to the host dwelling and retain a lean to roof form that respects the architecture of the host dwelling and the wider streetscene. Furthermore, the materials of construction would be conditioned to match the existing dwelling. There would be no incongruous additions to the streetscene.

In view of the above, it is considered that the proposal would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and would not

result in harm to the character of the street scene, the visual amenity of the surrounding area in accordance with UDP policy CDH1.8 and Core Strategy policies SIE-1 and SIE-3.

Energy Efficiency

Core Strategy DPD policy SD-2 states that the Council recognises the importance of improving the energy performance of Stockport's existing building stock. Therefore, energy efficiency measures and low carbon and renewable technologies are encouraged. Planning applications for changes to existing domestic dwellings will be required to undertake reasonable improvements to the energy performance of the dwelling. Improvements will include, but not be restricted to: loft and cavity wall insulation, draught-proofing, improved heating controls and replacement boilers. Applicants will be asked to complete a checklist to identify which measures are appropriate to their home.

The submission of an Energy Efficiency Statement and Checklist has been received by the Local Authority. As such, the proposal complies with the requirements of Policy SD-2.

Land instability concerns and building methodology

Representations from the public have highlighted concerns about land stability and subsidence problems arising from the development. Land instability is a material planning consideration. The application site is located within a Coal Mining Development High Risk area. If approved The Coal Authority's standing advice would be followed and an informative note added to the decision notice highlighting the risks involved and what to do should problems arise (see above). However, due to the site's sloping topography it is considered necessary to go further in this case and impose the following pre-commencement condition precedent should planning permission be granted:

Pre-commencement condition

No development shall take place until a land stability assessment and method statement has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in full accordance with the approved method statement.

Reason

To ensure the development and neighbouring properties are protected from identified land instability risks. This is in accordance with policy SIE-3 of the Stockport Core Strategy DPD and the National Planning Policy Framework. This must be a pre-commencement condition to adequately manage land instability risks.

Such a condition would be an adequate remedy to the problems highlighted by neighbouring residents. The condition has been discussed with and agreed by the applicant's agent.

Summary- 'Sustainable Development'

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. The NPPF establishes three dimensions to sustainable development – economic, social and environmental and 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 or prejudice a similar development by a neighbour, in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1. The impact on the original, principal habitable room windows on all neighbouring properties is judged to be acceptable.

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the surrounding area in accordance with UDP policy CDH1.8 and Core Strategy policies SIE-1, SIE-3.

The council's Nature Development Officer and Arboriculture Officer have both confirmed no objections to the proposed extension, subject to appropriate conditions and informatives.

The land instability concerns raised by neighbours would be adequately addressed by way of a condition precedent.

Neighbours have also raised a potential issue with sewers/drains should the extension be approved. These issues are outside the scope of planning control for householder development as they would be adequately managed by the Building Regulations.

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.

Overall and subject to conditions, the proposal is in compliance with adopted planning policy and guidance.

Conclusion

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