

## **ITEM 1**

<b>Application Reference</b>	<b>DC/075243</b>
<b>Location:</b>	21 Davenport Park Road Davenport Stockport SK2 6JU
<b>PROPOSAL:</b>	Replacement of front porch to reinstate a traditional entrance, replacement of front door with timber door, retain and repair windows to front, side and rear elevations, reinstatement of original lightwells on side elevation, including external stair access and balustrade, replacement timber casement windows in rear dormer, take down and rebuild like for like rear two storey bay including new painted timber frame French doors and repairing and reusing existing windows
<b>Type Of Application:</b>	Full Application
<b>Registration Date:</b>	16.11.2019
<b>Expiry Date:</b>	11.01.2020
<b>Case Officer:</b>	Rachel Bottomley
<b>Applicant:</b>	Mr Takiar
<b>Agent:</b>	Miss Hannah Barter

## **COMMITTEE STATUS**

Stepping Hill Area Committee. Application referred due to receipt of 4 letters of objection, contrary to the Officer recommendation to grant.

## **DESCRIPTION OF DEVELOPMENT**

The application seeks planning permission for the following:-

- Retention, repair and restoration works to the existing timber sash windows
- Replacement timber casement window to rear dormer
- Like for like rebuilding of the rear two-storey double height bay window
- Like for like replacement of timber French doors
- Replacement of the existing non-original porch, with a timber porch replicating the design of the original porch at the neighbouring property at 19 Davenport Park Road
- Replacement of the front door with a timber half-glazed panelled door of the same design as the original door at the neighbouring property at 19 Davenport Park Road
- Reinstatement of 3 (no.) original basement light-wells to the side elevation, with timber windows to match existing windows at the property
- Construction of an external stair with metal rail balustrade to access the basement level of the property

## **SITE AND SURROUNDINGS**

The applicant's property is a semi-detached residential property located wholly within the Davenport Park Conservation Area and is subject to Article 4(1) Direction controls.

The property is in a state of poor repair and works is required to bring the property up to an acceptable living standard. The proposal aims to restore and enhance the property in accordance with the requirements of the conservation area.

The property is surrounded on all sides by residential properties.

## **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for Stockport comprises :-

- Policies set out in the Stockport Unitary Development Plan Review (saved UDP) adopted on the 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; and
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (Core Strategy DPD) adopted on the 17<sup>th</sup> March 2011.

The application site is allocated within a Predominantly Residential Area, as defined on the UDP Proposals Map. The site is located within the Davenport Park Conservation Area. The following policies are therefore relevant in consideration of the proposal :-

### **Saved policies of the SUDP Review**

HC1.3: SPECIAL CONTROL OF DEVELOPMENT IN CONSERVATION AREAS

CDH1.8: RESIDENTIAL EXTENSIONS

### **LDF Core Strategy/Development Management policies**

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

SIE-1: QUALITY PLACES

SIE-3: PROTECTING, SAFEGUARDING AND ENHANCING THE ENVIRONMENT

## Supplementary Planning Guidance

Supplementary Planning Document 'Extensions and Alterations to Dwellings' adopted February 2011 following public consultation.

Supplementary Planning Guidance (Saved SPG's & SPD's) does not form part of the Statutory Development Plan; nevertheless it provides non-statutory Council approved guidance that is a material consideration when determining planning applications.

## National Planning Policy Framework (NPPF)

The NPPF, initially published on 27<sup>th</sup> March 2012 and subsequently revised and published on 19<sup>th</sup> February 2019 by the Ministry of Housing, Communities and Local Government, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF will be a vital tool in ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment.

In respect of decision-taking, the revised NPPF constitutes a 'material consideration'.

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

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

Paragraph 7 states *'The purpose of the planning system is to contribute to the achievement of sustainable development'*.

Paragraph 8 states *'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'*

Paragraph 11 states *'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’.*

Paragraph 12 states ‘.....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’.

Paragraph 38 states ‘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’.

Paragraph 47 states ‘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’.

Paragraph 213 states ‘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)’.

### National Planning Practice Guidance (NPPG)

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**

- No relevant planning history.

### **NEIGHBOURS VIEWS**

The owners/occupiers of 13 surrounding properties were notified in writing of the application. The neighbour notification period expired on the 14<sup>th</sup> December 2019. Due to the application being sited within a conservation area, the application has also been advertised by way of site and press notices.

4 letters of objection have been received to the application. The main causes for concern raised are summarised below :-

- Application has been submitted by a company planning to create a house of multiple occupancy
- The proposed reinstated veranda is lacking the balustrades that the original would have had, and which the neighbouring properties still have.
- The proposed design for the replacement front door also does not match the original design,
- The 'reinstated' basement windows, cellar steps and associated light wells will be much deeper than the current (original) windows, and are a change to the original design.

## **CONSULTEE RESPONSES**

Conservation Officer – No objection subject to amended plans. Comments included in analysis.

## **ANALYSIS**

### **Residential Amenity**

The alterations would not increase the scale or footprint of the property and are seeking to reinstate and repair existing or original features of the property.

Objections from neighbouring properties raise concern that the property would be changed from a single dwellinghouse to a house of multiple occupancy (HMO).

The application has been submitted as a householder application and the submitted floor plans indicate that the property would be used as a family dwellinghouse. Therefore, the application must be assessed as submitted.

In order to allay fears of the neighbours properties a statement has been submitted to accompany the application which explicitly states that there is no intention to use the property as a HMO and that a HMO license has not been applied for. The applicants have stated that the property has been acquired to refurbish and use as a family house.

As such, it is considered that the proposed extension would not unduly impact on the residential privacy or amenity of any surrounding property in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

### **Design**

A letter of objection raised concern that a number of features within the application would not match the original property, or other nearby properties. Furthermore, concern is raised that the 'reinstated' basement windows, cellar steps and associated light wells will be much deeper than the current (original) windows, and are a change to the original design.

The conservation officer has been consulted on the proposal. Following the original comments from the conservation officer, the proposed scheme of works has been amended and refined. The conservation officer has confirmed that as a result of the amendments to the original proposal that the application now essentially represents a scheme of like for like repairs, and the reinstatement of lost original architectural features.

The proposed replacement timber porch and front door would replicate the design of the existing original architectural details at the neighbouring property at 19 Davenport Park Road, which is of matching design with the application dwelling. The proposed external staircase, whilst not representing reinstatement works, is considered acceptable on account of its simple traditional design, materials and finish, and its positioning (towards the rear of the side elevation) which would limit its visual impact, with only a relatively small section of railing being visible above ground level, from Davenport Park Road. As such, the proposed works would result in an overall improvement to the condition and quality of the building, and would therefore comply with the requirements of CS policy SIE3, saved UDP policy HC1.3, and the statutory requirement to preserve or enhance the special character and appearance of the conservation area.

In light of the above, the conservation officer has raised no objection to the application. Conditions have been recommended to ensure the development is undertaken in full accordance with the details of the most recently amended documents.

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 surrounding area would not result in harm to the character of the street scene, the visual amenity of the area or the in accordance with UDP policies CDH1.8 and HC1.3 and Core Strategy policy SIE-1.

## **SUMMARY**

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 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 conservation area in accordance with UDP policy CDH1.8 and HC1.3 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.

## **RECOMMENDATION**

Grant