

ITEM

Application Reference	DC/077949
Location:	130 Moor Lane Woodford Stockport SK7 1PJ
PROPOSAL:	Two storey side extension & single storey rear extension & demolition of existing garage
Type Of Application:	Householder
Registration Date:	17.09.2020
Expiry Date:	12.11.2020 Extension of time agreed to 15 th January 2020
Case Officer:	James Appleton
Applicant:	Ms Julie Andrews
Agent:	M T Architectural Consultants

COMMITTEE STATUS

Should the Bramhall & Cheadle Hulme South Area Committee be minded to grant permission under the Delegation Agreement the application should be referred to the Planning & Highways Regulations Committee as the application relates to a Departure from the Statutory Development Plan.

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for the erection of a two storey side extension and a single storey rear extension following demolition of existing detached garage, side porch and single storey rear extension.

The application as originally submitted sought permission for a two storey side and rear extension with a part single storey rear extension, however following negotiations with officers this has been reduced to a two storey side extension and a single storey rear extension.

There will be a two storey side extension measuring 8.4m to the ridge and 5.8m to the eaves. The extension will contain a width of 3.7m and a length of 7.1m. A canopy is proposed to the front of the two storey extension which will tie into the existing front bay window.

A single storey rear extension is proposed measuring 3.2m in length and 11m in width. The proposal contains a flat roof with an eaves height of 3.3m containing a lantern above measuring 200mm high.

The proposed extensions would be constructed using materials matching the existing dwelling. A Planning Support Statement has been submitted accompanying the application.

SITE AND SURROUNDINGS

The application site comprises a two-storey semi-detached dwelling house with a large front and expansive rear garden located within the Green Belt.

The host dwelling is situated to the north-eastern side of Moor Lane close to the junction of Jenny Lane in a long and established ribbon of development in Woodford. The area is washed over by Green Belt designation and there is a tree preservation order along the front boundary and a protected tree to the front garden.

The surrounding area is characterised mainly with two storey residential dwelling houses with a varied roof designs. A number of properties within the immediate streetscene and wider area have been previously extended.

The host dwelling is original as built apart from a single storey rear extension and a side porch which will be removed as part of the proposal. It is noted that there is an enforcement case on the property at the moment and a retrospective full planning application is due to be submitted for a greenhouse and other works located to the rear of the site. These have no bearing on this application.

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

LCR1.1: LANDSCAPE CHARACTER AREAS

LCR1.1a THE URBAN FRINGE INCLUDING THE RIVER VALLEYS

GBA1.1: EXTENT OF GREEN BELT

GBA1.2: CONTROL OF DEVELOPMENT IN GREEN BELT

GBA1.5: RESIDENTIAL DEVELOPMENT IN GREEN BELT

CDH1.8: RESIDENTIAL EXTENSIONS

LDF Core Strategy/Development Management policies

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and enhancing the Environment

Policies of the Woodford Neighbourhood Plan

DEV3 – Extensions to Existing Dwellings

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.

'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.133 “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

Para.143 “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

Para.144 “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by

reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.

Para.145 *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

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/076911 - Lawful Development Certificate for an Existing Use to establish that the land at the rear of 130 Moor Lane has been used for more than 10 years as a garden. Granted 11.08.2020

DC/076114 - Erection of summer house and green house. Withdrawn 05.05.2020.

NEIGHBOUR'S VIEWS

The owners/occupiers of five surrounding properties were notified in writing of the application. The neighbour notification period expired on the 11th October 2020. Due to the application being a departure from the development plan, the application has also been advertised by way of site and press notices that expire on the 17th December 2020. No letters of representation have been received.

CONSULTEE RESPONSES

Arboriculture Officer – The construction site footprint predominantly sits within the hard standing/existing building footprint and informal grounds of the site and the proposed new developments will potentially not impact on the trees on or off site. A full tree survey has not been supplied as part of the planning application to show the condition and amenity levels of the existing trees and where applicable which trees could be retained to increase the amenity levels of the site with retained trees including the protected birch tree at the front of the site which currently requires replacement.

There is only one concern over the proposed scheme, which is the potential for negative impact on trees/hedges at the front of the site from the construction works and landscaping works, which has the potential for negative impact on trees. In addition it's not clear if any construction traffic, material storage or encroachment would come close to the retained trees and potential impact on them to facilitate the scheme.

The lack of any landscaping will need to be addressed through conditions to allow enhancements and consideration for new trees on and the local provenance and improved amenity and interest, with this in mind the following species should be considered; *Quercus robur* 'Fastigiata' (Upright Oaks) or *Ilex aquifolium* varieties (Variegated Holly) if any opportunity allows for the increase tree cover for the residential site.

In principle the design will potentially not have a negative impact on the trees on site and within neighbouring properties, therefore it could be accepted in its current format with some additional information supplied.

This information needs to show how they will improve landscaping design, which considers the impact of the landscaping works on said protected trees as well as taking care with the proposed siting of the trees and the species of the trees to offer some diversity in the species and improved biodiversity the trees offer increasing wildlife benefits to an ever increasing urban area.

The following conditions would be relevant to any planning application relating to the site if it was minded to approve against the arboriculture comments;

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.

Woodford Neighbourhood Forum – We note that the applicant has stated that the property has the benefit of permitted development rights under the General Permitted Development Order which could be utilised to provide significant extensions, as a fall-back position. The application includes a plan which demonstrates that the house could be substantially extended to provide similar accommodation without the need for planning permission. The calculations submitted with the application suggest that the permitted development option would result in a 78% increase in volume. Planning permission is sought for an extension that would result in a 99% increase in volume.

The applicant considers that the permitted development option is a less desirable option. It includes a two storey rear extension close to the attached property. We are not consultees on Permitted Development, but as the application has submitted a planning application, we have assessed it against planning policies.

We are disappointed to note that the Woodford Neighbourhood Plan is not referenced in the application.

We believe the following WNP policies are relevant:

WNP DEV3: Extensions to existing dwellings - Residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous “terracing” effect.

The proposal represents a significant increase in volume, above and beyond Permitted Development Rights, so it could be argued that it is not in keeping with the host property. However, other properties along Moor Lane have similar large extensions, so the proposal would not be out of character with the street scene create an incongruous terracing effect.

DEV4: Design of new development - All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.

The following policies of the NPPF seem relevant to this application:

Paragraph 145c - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The 99% volume increase in the proposal could be regarded as a disproportionate addition to the original size of the building, and therefore non-compliant with this policy.

Paragraph 143 - which seeks to prevent harm to the Green Belt.

As the proposal is in a stretch of ribbon development along Moor Lane and there is no view between dwellings to the fields behind the property, we believe that it would not cause harm to the Green Belt.

ANALYSIS

Residential Amenity

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.

The Councils ‘Extensions and Alterations’ SPD states that 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.

In determining planning applications for extensions the most common problem is the affect on the amenities of neighbouring properties. Poorly designed or overly large extensions can cause a loss of outlook, overshadowing or an overbearing impact to neighbouring properties. 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.

The proposal will be located to the east and approximately 5.2m away from the side elevation of 132 Moor Lane. It is noted that this property next door has been extensively extended (DC/058096) which was granted by the Planning and Highways Regulatory Committee in July 2015.

There are two obscure glazed ground floor windows proposed in the side elevation of the proposal and there are no windows to the neighbours side elevation. The extensions will not project beyond the rear elevation of this neighbour and therefore it is considered that the proposed works would not result in any unacceptable loss of privacy, light or outlook.

The proposal will be located to the north-west and the single storey rear extension will be located approximately 200mm away from 128 Moor Lane. The single storey rear extension does not project beyond the existing single storey rear extension to this neighbour and there are no windows proposed to the side elevation facing 128 Moor Lane. The two storey side extension will be screened from this neighbour by the existing dwelling and therefore it is considered that the proposed works would not result in any unacceptable loss of privacy, light or outlook.

The neighbouring properties to the front are approximately 28m away and there are no facing properties to the rear. As such, it is considered that the proposed extensions 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

Policy SIE-1: Quality Place of the Core Strategy recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces.

The Council requires 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).

The SPD recognises that extensions should respect and complement the architectural. 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.

Policy DEV3 of the Woodford Neighbourhood Plan 'Extensions to Existing Dwellings' states that "residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous "terracing" effect."

Policy DEV4 of the WNP requires development to achieve a high level of design, responding to the rural character of the area.

There are mixture of external materials and noticeable render features on properties within the surrounding area, the materials proposed are deemed acceptable. The extensions will not extend beyond the ridgeline of the existing dwelling. The positioning of the application property and the siting of the extensions at 1.3m off the side boundary shared with 132 Moor Lane will ensure that no terracing effect will occur. The extensions would broadly respect the architecture of the existing dwelling house and the extensions would have a roof matching the existing roof. As such, the proposal will appear subservient to the existing dwelling.

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 policy CDH1.8 and Core Strategy policy SIE-1 and Policies DEV3 and DEV4 of the WNP.

Green Belt/Landscape Character Area

Saved UDP Policy GBA1.2 states that there is a presumption against the construction of new buildings within the Green Belt unless it is for certain purposes, including limited extension and alterations to existing dwellings. Saved UDP policy GBA1.5 states that proposals relating to existing residential uses may be permitted in certain cases, including alterations and extensions where the scale, character and appearance of the property would not be significantly changed. The interpretation of significant change will vary according to the character of the property but as a general guideline, extensions which increase the volume of the original dwelling by more than approximately one third are unlikely to be acceptable.

There are no policies in the Woodford Neighbourhood Plan that relate to the extension of dwellings within the Green Belt with policy DEV1 relating to limited infilling between dwellings rather than the extension of dwellings.

The NPPF confirms that inappropriate development is harmful to the Green Belt and should not be approved other than in 'very special circumstances' (para 143). A local planning authority should regard the construction of new buildings as 'inappropriate' in the Green Belt; exceptions to this are (amongst other matters) the extension and

alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para 145c).

The original property has been calculated of having a volume of 391 cubic metres. The existing dwelling has been calculated of having a volume of 454 cubic metres however the rear extension and side porch will be removed as part of the works therefore the volume increase calculation have been taken from the original property.

Further to the comments received from the Woodford Neighbourhood Forum, the percentage of the increase of the original dwelling has been reduced from 99% to 64%.

The volume of the proposed extensions equals 250 cubic metres, which is a 64% volume increase of the original dwelling. In this respect, the volume of the proposed extensions would clearly exceed the one-third increase in volume referenced in policy GBA1.5 and for the purposes of para 145c of the NPPF would be considered disproportionate to the size of the original building. The proposal would therefore represent inappropriate development within the Green Belt and in accordance with para 143 of the NPPF can only be approved where special circumstances exist.

Para 144 confirms that in considering any planning application, substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The agent for the application has submitted a planning statement where “very special circumstances” to justify the scheme should be considered, the conclusions of which are provided below;

- Permitted Development fall-back.
- The site is in an area of ribbon development.
- This and surrounding sites are in very spacious plots.
- There are numerous examples of other properties that have been extended when 'very special circumstances' have been demonstrated.
- The resulting visual impact of the permitted development extensions exceeds that of the application proposals due particularly to the greater visibility and relative incongruity and massing of the rear extension & dormer extensions and the resulting impact on 128 Moor Lane.

Members are advised that in assessing harm to the openness of the Green Belt, consideration must be given to the spatial and visual impacts of the development. Clearly in spatial terms, the existence of the extensions will cause harm as they will occupy a space that is currently open at present. In visual terms and taking into account some of the very special circumstances set out above, it is consider that there will be limited harm as outlined below.

The permitted development fall-back scheme would have a volume of 249 cubic metres which would result in a 64% volume increase of the original dwelling. This is the same as the proposed increase of 64%, the permitted development fall-back scheme contains a single storey side extension, a two storey flat roof extension and a flat roof rear dormer extension that are not aesthetically pleasing or complement the existing dwelling and surrounding area. In comparison the development proposed by this application would have reduced impact on the openness of the Green Belt by being concentrated around the existing building and being of a design

sympathetic with the character of this building. Whilst this permitted development scheme does not wholly justify the proposed development it does set out what development could be carried out without the need for planning permission in the event that this application were refused and the harm that would be caused to the Green Belt as a result of this. This is considered to carry weight in the determination of this application.

The application property is located in a ribbon of development where there are houses of varying size including many large houses of a similar scale to that proposed by this application.

The adjacent existing development at 128 Moor Lane (DC/058096) was granted by the Planning and Highways Regulatory Committee in July 2015 and resulted in 88% increase of the existing dwelling. This not only extended to the side of the application site but also to the rear. As such, being contained within the pattern of existing development around the site, the proposed extensions of similar nature would not encroach into the wider undeveloped areas of the Green Belt nor would result in the sprawl of this ribbon development.

When viewed from Moor Lane, whilst the proposed extensions would reduce the gaps between the application property and those neighbouring to either side, it is not considered that they would have a harmful visual impact upon the Green Belt. To the west, a gap would still remain between the application property and 128 Moor Lane and there is an existing detached garage on the footprint of the proposed extension which already limits public views into the undeveloped greenbelt.

The property currently benefits from permitted development rights which, if this application were refused, could enable the erection of similar development in this same location. This PD fall back position is material to the consideration of this application as it is accepted that such development could have a similar if not greater impact on the Green Belt than that proposed by this application.

Having regard to the above, it is concluded that whilst there will be some spatial impact upon the openness of the Green Belt, any visual impact will be limited and not unacceptable. In this respect it is concluded that very special circumstances have been demonstrated and whilst the development remains inappropriate in the Green Belt, in accordance with para's 143 and 144 of the NPPF, the development can be approved. It is noted that there are no objections from the Woodford Neighbourhood Forum.

Policy LCR1.1 of the UDP review confirms that development in the countryside will be strictly controlled and will not be permitted unless it protects and enhances the quality and character of the rural area. Development should be sensitively sited, design and constructed of materials appropriate to the locality. For the reasons stated above it is considered that the proposal is in compliance with the policy and will not cause harm to the Landscape Character Area.

Trees

There is a protected tree to the front garden of the application site which will remain. It is recommended for two conditions to ensure that there would be no impact upon the tree during construction work. It is noted that the applicant requires a separate planning consent to carry out works or remove the tree. As such the Arboriculture Officer has no objections to the proposal subject to the recommended conditions. Therefore the proposal will not have a detrimental effect on the protected tree.

Highways

The proposed development would not have any negative impact upon parking or highway safety as parking space for at least two cars would remain to the front driveway.

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

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.

SUMMARY

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 area in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 and WNP policies DEV3 and DEV4.

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.

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.

By definition the proposal constitutes inappropriate development, however it is considered that the case for very special circumstances is sufficient to outweigh harm by reason of inappropriateness. On balance the proposal amounts to sustainable Development, consequently it is recommended that permission be granted subject to appropriate planning conditions.

RECOMMENDATION GRANT SUBJECT TO CONDITIONS