

## **ITEM 1**

<b>Application Reference</b>	<b>DC/080047</b>
<b>Location:</b>	131 Woodford Road Woodford Stockport SK7 1QD
<b>PROPOSAL:</b>	Proposed two storey and part single storey rear extension and alterations to front elevation including new ground floor cladding and entrance porch
<b>Type Of Application:</b>	Householder
<b>Registration Date:</b>	04.03.2021
<b>Expiry Date:</b>	29.04.2021 - Extension of Time agreed to 11 <sup>th</sup> August 2021.
<b>Case Officer:</b>	James Appleton
<b>Applicant:</b>	Mr Sam Phillips
<b>Agent:</b>	BAND Architects

### **COMMITTEE STATUS**

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee as the application has been called up by Cllr Bagnall.

### **DESCRIPTION OF DEVELOPMENT**

This application relates to a proposed two storey rear extension and a part single storey rear extension including alterations to the front elevation comprising of an entrance porch and ground floor cladding at no.131 Woodford Road, Woodford.

The proposed two storey rear extension will comprise an 'L' shape measuring at a maximum 11m wide with a maximum rearwards projection of 3.6m to the north west parallel to the boundary with 129 Woodford Road and 0.8m to the south east adjacent to 133a Woodford Road. One rooflight is proposed to the to the south east side roofslope of the deeper projection. The extension contains a part pitched roof with a ridge and eaves height of 6.6m and 5.1m respectively and a part flat roof measuring 5.1m high.

The part single storey element will also form an 'L' shape wrapping around the existing rear elevation and proposed two storey extension. It will project a maximum of 4.5m where adjacent to the south east boundary with 133a Woodford Road with a width of 12.4m. It will have a flat roof measuring 3m high containing two rooflights above.

The side elevations of the 2 storey extension will be finished in brickwork to match existing with the pitched roof above in tiles to match existing. The side elevation of the single storey extension facing 131a Woodford Road will be finished with an artificial green wall framed by an anthracite metal standing seam surround. The rear elevation of the 2 storey and single storey rear extensions will be finished in brickwork to match existing, black framed double glazed windows and doors and anthracite metal cladding. To replace a walk on balcony originally proposed, a juliet balcony to the first floor end elevation of the 2 storey extension will be enclosed by a

glass screen. This is recessed within the overhanging roof above and enclosed by the projecting side elevation of the extension.

The single storey front porch will project 600mm with a width of 10m infilling the existing porch area. It will contain a flat roof with a height of 3.2m. Materials generally comprise a timber front door and garage door, translucent double glazing, timber cladding with a black insulated spandrel panel over.

Other works include a detached pergola to the rear garden positioned beyond the 2 storey rear extension measuring 4.1m in length with a width of 4m containing a flat roof to a height of 2.5m and a sunken patio also to the rear of the extensions. There is one rooflight proposed to the front and rear roof slope of the existing dwelling, and one to the north western side roofslope. There will also be one rooflight to the side roofslope of the existing garage and utility room.

### **SITE AND SURROUNDINGS**

The application property forms a detached dwelling on Woodford Road, Woodford. The property is faced with red brick, a grey tiled roof with white UPVC windows.

There is a first floor side extension and single storey rear extension at the property. The adjacent neighbours either side of the property are detached properties, the surrounding area is predominantly residential with the street scene made up of detached properties within spacious plots. There are numerous examples of extensions and alterations within the street scene. Located to the rear is Local Open Space belonging to Queensgate Primary School. To the south of Woodford Road is the A6 Manchester Airport Relief Road.

There is a large front driveway and a large rear garden. The site is located in Flood Zone 1 and the dwelling is set back from the highway by approximately 16 metres.

### **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 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; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17<sup>th</sup> March 2011.

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

CDH 1.8: 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

### **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) in 2021 replaced the previous NPPF (originally issued 2012 & revised in 2018 and 2019). 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.126 *“The creation of high quality, beautiful and sustainable 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.134 *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes;  
and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

Para.157 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.219 “*However, 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**

Reference: J/46732; Proposal: First floor side extension and single storey rear extension to utility room.; Decision Date: 02-NOV-89; Decision: GTD

### **NEIGHBOUR'S VIEWS**

The owner/occupiers of four neighbouring properties have been notified by letter. The neighbour notification expired on 29<sup>th</sup> March 2021 and one letter of representation was received citing objections to the proposal which are summarised below:

- Impact on design, massing, amenity and proportion of the first floor rear extension
- Scale and intrusive impact
- Excessive Scale and massing
- Overshadowing
- Natural justice is not being applied
- Planning rejected on our property to extend
- Overbearing impact
- Intrusive bulk will cause a feeling of being hemmed in
- Loss of daylight and outlook
- Loss of amenity and privacy in neighbours garden
- Out of character
- Considerable massing and scale impacts on the neighbouring property

Amended plans were submitted removing a rear balcony from the scheme and replacing it with a Juliet balcony recessed within the overhanging roof above, neighbouring properties were re-consulted and a further letter of representation was received from the same property raising the same concerns as summarised above.

## **CONSULTEE RESPONSES**

Woodford Neighbourhood Forum – No Objections

### **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**

CDH 1.8: Residential Extensions of the UDP Review 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.

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

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.

Extensions to the front of a property can often have the greatest visual impact. Front extensions should:

- Leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling.
- Not be obtrusive, prominent features in the streetscene.
- Respect the size and proportions of the existing house.
- Respect the architectural features, brickwork, stonework, colour and texture of the existing house.
- 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.

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.

In response to this position Members are advised that the character of the locality is derived from detached and semi detached 2 to 2.5 storey dwellings of varying design being situated on plots containing large spacious front driveways and rear gardens.

To the front elevation the works are contained to the ground floor elevation. Here they are considered to be of a simple contemporary design in keeping with the relatively plain existing front elevation. The proposed front extension will be setback from the highway by approximately 16 metres, projecting only 600mm. Given this limited projection and distance from the front boundary, it is not considered that this element of the proposal will appear harmful, visually obtrusive or prominent within the streetscene.

Whilst it is appreciated that the proposed works will change the appearance of the property more at the rear, it is noted that the buildings surrounding the site comprise a variety of designs, with a mixture of external materials such as facing brick, render and tile. In this respect it is also noted that the neighbouring property to the north west at 129 Woodford Road has undergone extension to the rear approved in 2019 under DC/071190. To the rear the contemporary design and use of a flat roof to the ground floor extension contrasts more with the character of the existing dwelling and some of the materials proposed will not match those used on the existing dwelling. The scale of the development proposed is however considered appropriate in the context of the existing building and whilst the use of different materials are proposed it is considered that their colour range will reflect and compliment that existing. Noting also that this extension will not be visible in the public domain it is not considered that the contemporary nature of the proposal will detract the character and appearance of the surrounding area.

#### Residential Amenity

CDH 1.8: Residential Extensions of the saved UDP states that extensions to residential properties are only permissible where they do not adversely harm the amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy.

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.

The SPD also advises that rear extensions may be prominent for neighbours to the side and rear. Wall and roof materials should match those of the existing property. Rear extensions should respect the shape and form of the existing dwelling with a roof design that complements the existing appearance.

In determining planning applications for extensions the SPD advises that the most common problem can be 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 SPD states that a single storey rear extension should project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property. At the point of 3 metres it may be possible to introduce a 45 degree splay to allow a slightly greater projection. A rear extension must not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories should either be obscure glazed, high level or screened by a fence of appropriate height.

New extensions should not impose an unacceptable loss of privacy on the occupants of neighbouring dwellings. An unreasonable loss of privacy will often occur when windows of habitable room windows look into or overlook a principal window belonging to a habitable room of a neighbouring dwelling. A loss of privacy can also occur when windows look into or overlook private gardens belonging to a neighbouring dwelling.

Members are advised that the proposed single storey extension will be located approximately 1.8m away from the neighbouring property at 133a Woodford Road and the flat roofed element of the two storey rear extension 4.8m away from this property. To the other side of the house the resulting property will not extend beyond the north-western facing side elevation and therefore the separation distance to 129 Woodford Road will remain the same as existing which is approximately 6m.

There are no windows proposed to either side elevation of the extensions and there are no windows to the neighbours side elevation at 129 Woodford Road and there is a landing window to the side elevation of 133a Woodford Road.

To assess the impact of an extension upon the amenities enjoyed by the neighbouring occupiers a 45 degree angle can be taken from the centre point of the closest habitable rooms windows of the neighbouring house. If the proposed extension does not intersect this angle then this is an indicator that the proposed extension will not adversely affect the amenities afforded from that room. This angle is taken from the original windows of the neighbouring house noting that the SPD confirms that those added later are not protected to the same degree. In this respect when a 45 degree angle is taken from the original windows in the first floor rear elevation of 129 Woodford Road and those in the rear of 133a Woodford Road the projection of the proposed 2 storey extension does not intersect this angle. This

together with the siting of this extension away from the boundaries with the neighbouring properties demonstrates that this extension will not result in an unacceptable impact upon the amenities of the neighbouring occupiers.

Comments have been raised by the neighbouring property in relation to the processing of the previously granted application at their property, 129 Woodford Road (DC/071190) in 2019. In this instance they had to submit revised plans to reduce the projection of the first floor side extension to address concerns regarding the impact of this upon the neighbouring occupiers at 127 Woodford Road.

In assessing that application the Case Officer noted that the dwelling at 129 Woodford Road was positioned further back into the site than its neighbour at 127 Woodford Road (by circa 6.2m). As such the proposed 2 storey extension as originally submitted would not only have brought that property closer to the boundary with 127 Woodford Road but would also have increased the rearward projection at first floor level by a further 4.5m breaching a 45 degree angle taken from the original habitable room windows of 127 Woodford Road. As such amended plans were sought and approved to reduce the projection of the extension such that it did not breach the 45 degree angle.

The same exercise as carried out in the relation to the neighbours application has been applied to this current application. The differences in assessing this application are however that the existing property at 131 Woodford Road is in a similar position to that at 129 Woodford Road and the existing first floor rear elevation is level if not slightly behind that of 131 Woodford Road. The 2 storey extension proposed by this application would project only 3.6m beyond the first floor elevation of 129 Woodford Road and as submitted would not breach the 45 degree angle taken from the rear of 129 Woodford Road. As such there is no requirement or justification to seek amendments to have the depth of the 2 storey rear extension reduced as that proposed will not have an unacceptable impact on amenities afforded from the neighbouring properties.

The proposed single storey rear extension will be located to the north and approximately 1.8m away from the adjacent neighbour at 133a Woodford Road. The proposed rear extension projects more than 3 metres adjacent to a party boundary close to a rear facing habitable room window of the neighbouring properties, however the proposal does not intrude on a 45 degree angle measured from this point. This therefore indicates that this extension will not result in an adverse impact upon this neighbouring property. The single storey rear extension will be screened from 129 Woodford Road by the proposed two storey rear extension and therefore will have no impact upon that property.

It is considered that the proposed front porch/canopy, proposed roof lights and sunken patio will not contribute to any adverse overlooking, loss of privacy or reduction of daylight on neighbouring properties, than is experienced at present.

The pergola at the rear of the property will not contribute to any adverse overlooking, loss of privacy or reduction of daylight on neighbouring properties, than is experience at present. It is in any event noted that this structure is considered to be permitted development and could be erected without the need for planning permission.

There are no properties to the rear of the site on which the proposed development will impact. That opposite is positioned over 50m from the front of the application property and as such is sufficiently distant not to be impacted upon.

On the basis of the above, the proposed development complies with policy CDH1.8 and the guidance contained within the Extensions & Alterations to Dwellings SPD.

#### Parking & Highway Safety

The Council's adopted parking standards allows for a maximum of 2 parking spaces per dwelling. The proposed development will not impact on the existing provision which accommodates 4 vehicles. As such it is considered that there will be no impact upon highway safety nor is there any requirement for additional car parking.

#### Other Matters

There are no Tree Preservation Orders on site therefore consent is not require to remove any trees, hedgerow or vegetation within the residential curtilage of the site.

Encroaching onto neighbouring land is covered within the Party Wall Act 1996, which is a civil matter, and not within the jurisdiction of the Council, however there is an informative note attached with this permission making the applicant aware of the provisions contained within this act.

The application site falls within Environment Agency Flood Zone 1, which is assessed as having the lowest possibility of flooding; as such there is no need for a flood risk assessment.

Policy SD-2 of the core strategy states that 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. 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. It is considered that the application will deliver all three elements of sustainable development and this weighs in support of the proposal.

In this instance there are several benefits that weigh in support of the proposal, in particular acceptable design, acceptable 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.**