

ITEM 3

Application Reference	DC/081938
Location:	190 Broadstone Road Heaton Chapel Stockport SK4 5HW
PROPOSAL:	Erection of two storey side extension, part single/ part two storey rear extension, dormer on rear of roof and erection of outbuilding in rear garden.
Type Of Application:	Householder
Registration Date:	22.07.2021
Expiry Date:	20210916
Case Officer:	Mark Shaw
Applicant:	Mr. Amolak Singh
Agent:	NA Design

DELEGATION/COMMITTEE STATUS

Heatons and Reddish Area Committee. The application has been referred to Committee as a result of the 4 neighbour objections received.

DESCRIPTION OF DEVELOPMENT

The proposed development includes the erection of a two storey side extension, a part single/ part two storey rear extension, a dormer on the rear elevation of the roof and the erection of a detached outbuilding at the bottom of the rear garden. The proposed development can be seen in the attached plans.

The proposed two storey side extension has a width of 1115mm and is approximately 14m in length extending 6m beyond the main rear elevation at ground level and 3.425m at first floor level. It would have a rear width of approximately 4m. The proposed single storey rear extension occupies the full width of the existing dwelling and projects out 1115mm to the side.

In terms of height, the two storey side extension continues the ridge line of the existing house at just under 8m. The ridge height of the two storey rear extension is approximately 6.5m. The flat roof of the rear dormer is in line with the ridge line of the existing roof and is approximately 6m wide.

The detached outbuilding measures 6m x 7m and has a hipped roof with a maximum height of 4m and will be positioned at the end of the rear garden.

SITE AND SURROUNDINGS

The application property is a 1930's style two storey semi-detached house with a double height bay on the front elevation, a pitched gable roof, driveway to the side

and a north west facing rear garden. To the rear, a single storey extension has been added across the full width of the house and a pergola has been constructed and attached to this extension.

No. 188 Broadstone Road shares a party wall with the application property and also has a single storey rear extension occupying the full width of the property. No. 192 Broadstone Road also has a driveway to the side and a number of side windows including a large kitchen window. On the rear corner of No. 192 is what appears to be the original 'outhouse' and there is a bathroom window above.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

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

Saved policies of the SUDP Review

CDH 1.8: RESIDENTIAL EXTENSIONS

<https://www.stockport.gov.uk/topic/current-planning-policies>

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

<https://www.stockport.gov.uk/topic/current-planning-policies>

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 20th July 2021 and replaced the previous NPPF (originally issued 2012 & revised 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. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed. 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.11 "Plans and decisions should apply a presumption in favour of sustainable development.

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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Para. 130 "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging

appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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."

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.

<https://www.gov.uk/government/collections/planning-practice-guidance>

RELEVANT PLANNING HISTORY

There is no planning history that is relevant to this case.

NEIGHBOUR'S VIEWS

The owners/occupiers of 7 surrounding properties were notified in writing of the original application.

Letters of objection were originally received to the application from 4 properties/land owners. The main causes for concern raised are summarised below :-

- Concerns about privacy and overlooking from the proposed balconies. The proposed outbuilding runs the length of No. 190's garden boundary with our property. Due to the size and elevation of the proposed building we have concerns that it will cause a loss of light to our property and will overshadow a large proportion of our garden. Due to its proximity to our boundary, we are also concerned about possible noise and disturbance from the use of the building given that the plans also include a toilet and shower.
- The proposal for the size and scope of the extension and outbuilding are out of scale to the size of the property/site and are out of character for the area and neighbouring properties. The proposal for 2 Juliet balconies to the first and second floors raises issues of privacy. They will overlook on neighbouring properties and gardens. The rear double storey extension and the proposed outbuilding will impact the visual amenity of the area and surrounding properties.

- The side extension would bring their house much closer to my own and could be a threat to privacy. The side kitchen never gets any direct sunlight and the extension could make it much gloomier as would the rear and roof extensions. The amount of daylight would also be reduced.
- We strongly object to the small side window on the side extension as it would violate our privacy at the top end of our garden as I am a naturist, I use the top part of the garden since we have no window that overlook this area I have total privacy. The proposal will turn a 3 bedroom house into a 5 bedroom house, plus the annex, will cause parking issues. This side of Broadstone Road has parking bays for both sides of the road and if this is approved there will only be space for 2 vehicles to park for a 5 bedroom house.

CONSULTEE RESPONSE

None completed in this case.

ANALYSIS

This planning application involves the significant enlargement of the dwelling, the various elements of which should be considered individually and cumulatively in terms of assessing their impact and acceptability and compliance with current policy guidelines.

The front corner of the two storey side extension is 930mm from the side boundary with No. 192. The approved 'Extensions and Alterations to Dwellings' Supplementary Planning Document states that two storey side extensions should either be 1m from the side boundary or alternatively set back 1m at first floor level. In this instance, it is marginally below 1m from the side boundary and this slight shortfall will not make a material difference. Therefore, the two storey side extension is considered acceptable in terms of the terracing policy.

There are a number of existing side windows in the application property and this number will be increased. In terms of the number of windows being increased and being closer to the boundary, and including a kitchen and secondary bedroom window, it would be reasonable to require that these be obscurely glazed. This matter can be dealt with via condition.

The projection of the rear extension has been reduced at first floor level by 500mm to 3.425m. The total projection of the single storey extension is 6m. The reduction at first floor level was requested to address the impact on the side kitchen window at No. 192 and whilst only marginal, is still considered to be an improvement. The ridge line of the two storey rear extension is only marginally above the existing eaves level of the property, thus reducing its impact on the adjacent properties.

The two dwellings are currently approximately 4.5m apart and this would reduce to approximately 3.25m. The rear elevation of No. 192, given the outhouse on the rear corner and bathroom window above, is not a particular concern and does not breach rear extension guidelines. However, it is acknowledged that the large kitchen window on the side of No. 192 will lose some additional daylight as a result of the proposed extensions. However, given the sunlight/ daylight received is already limited due to the close proximity of the two dwellings and with the side elevation of No. 192 also

being north east facing, this relationship is considered to be acceptable in this case. These factors together with the reduction in the projection of the rear extension result in a scheme that is now considered to be acceptable.

In terms of the impact upon No. 188 Broadstone Road, this property itself has a 3m rear extension up to the common boundary. Therefore, the proposed 6m single storey extension abutting this boundary complies with the rear extension guidelines.

The application, as submitted, included a full width box rear dormer and 'juliet' balconies on the dormer and at first floor rear extension. The balconies have been omitted from the proposal and the dormer width has been reduced by 600mm. These amendments have helped address some of the neighbour privacy concerns and are now considered acceptable.

The proposed outbuilding has a footprint of 6m x 7m with a low hipped roof and is shown positioned at the end of the garden. It is shown as a gym/ study and includes a w.c and shower. The rear garden is sufficiently large to accommodate this without undue impact. The closest house to the rear is offset and should not be unduly affected by noise and disturbance nor loss of light. Outbuildings for leisure/ hobby use are an increasingly common feature and should not cause amenity problems for neighbours.

The design of the extensions are considered acceptable. The existing gable roof will continue across the side extension. The single storey/ two storey rear extensions have pitched roofs and have an acceptable design and appearance. The rear dormer is still quite large and 'boxy', but will be clad in tiles to match the existing roof. It has also been reduced in size and the Juliet balconies have been removed. The porch has a standard appearance. It is therefore, now considered acceptable.

The extended dwelling was originally intended to be rendered, but this is no longer the intention. Matching facing materials will be dealt with as a condition of any approval.

The application property will increase from a 3 bedroom to a 5 bedroom dwelling and with the construction of the side extension there is some potential loss of off street parking facilities. However, there are 3-4 parking spaces remaining at the front of the house, which is a sufficient provision for the size of this dwelling.

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 area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings and the NPPF have also been considered and it is judged the proposal also complies with the content of these documents.

RECOMMENDATION

Grant with conditions