

ITEM

Application Reference	DC/083293
Location:	16 Syddal Road Bramhall Stockport SK7 1AD
PROPOSAL:	Erection of single storey side and rear extension, demolition of existing outbuilding, first floor rear extension, replacement windows, remodelled porch and new driveway/landscaping.
Type Of Application:	Householder
Registration Date:	04.11.21
Expiry Date:	11.04.22
Case Officer:	Mark Shaw
Applicant:	Mr C Brennan
Agent:	Jim Seymour

DELEGATION/COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee as a result there being 4 letters of support and the application is recommended for refusal.

DESCRIPTION OF DEVELOPMENT

The application involves the erection of single storey side and rear extensions, a first floor rear extension and other alterations to the dwelling and its front garden. The proposed single storey side extension will replace the existing garden shed and has a maximum width of some 4.7 metres and is shown 0.5 metre from the boundary with 18 Syddal Road. The proposed side extension is also 12 metres in length and has a 'T' shaped roof and the front section of the extension is shown 0.5 metre from the side elevation of the house so as not to physically enclose the front chimney breast. The extension also includes a front gable with mock tudor detailing with a pitched roof a maximum of 4.8 metres to the ridge height and 2.6 metres to the eaves level. The proposed side extension will incorporate a garage and additional living accommodation to the rear.

To the rear of and tied into the side extension and across the full width of the house it is proposed to erect an 'L' shaped flat roofed, part brick/ part timber clad/ part glazed rear extension projecting a maximum of 8.3m and minimum of 2.2 metres and width of 13 metres. The application also proposes the erection of a first floor rear extension projecting some 2.5m and 4m wide levelling off the first floor rear elevation.

Other works included as part of the application are the formation of a permeable driveway from the vehicle access located to the right hand side of the site frontage to the proposed garage on the left hand side elevation, the installation of 'conservation approved' windows to the front elevation and the replacement of the flat roof on the front porch with a lead covering.

SITE AND SURROUNDINGS

The application property is an attractive two storey detached period 'Arts & Crafts' dwelling constructed of brick and render with a pitched gabled roof and a double height bay window, also with a gable roof with mock tudor detailing, to the front elevation. There is a detached timber shed sited adjacent to the left hand side boundary of the house with no 18 Syddal Road and set back some 3 metres from the front elevation with a footprint of 3m x 5.5m. The left hand side elevation of the application property is some 5.5m from the shared boundary with no 18. The right hand side elevation of the property is some 3.5 metres from the shared boundary with 14 Syddal Road.

The application property is fairly typical of dwellings on Syddal Road sitting within a spacious plot with space to the side boundaries, though no 18 is built up to the boundary with the application property, and whilst dwellings are individually designed there are some common architectural features including double height front bay windows, gable roofs, mock tudor detailing, a mixture of brick and render elevations and double height chimneystacks and inglenooks on the side elevations, typical architectural features of the Arts & Crafts period. The dwelling also has front and side hedge typical of the street.

Syddal Road is situated within the Syddal Park Conservation Area and is subject to an Article 4(2) Direction preventing works to the frontage of properties being carried out without planning permission.

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

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

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

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 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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

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;”

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. 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; 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.189 “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Para.195 “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para.197 “In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Para.199 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Para.200 “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

Para. 201 requires that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para.202 “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss....”

Para. 203 “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

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/055819 Erection of single storey side garage extension (to the west/ left hand side elevation). Withdrawn 2014

DC/059201 Erection of new detached shed, external works and demolition of existing rear garage. Granted 2015

DC/080299 Erection of two storey side and rear extension, single storey side extension, single storey rear extension, demolition of existing outbuilding, replacement windows, remodelled porch and new driveway. Withdrawn 2021

NEIGHBOUR'S VIEWS

4 letters of support have been received making the following comments:-

I am happy to support this revised application. The size and mass of the scheme are in keeping with other recent approved developments on Syddal Road.

The replacement of the timber shed, replacement windows and general re-decoration will have a positive benefit on the street scene

We support this planning application as the proposal to replace the existing timber outbuilding (which is not in keeping with the street scene) with a sympathetically designed garage and extension is much more in keeping with the design of the conservation area

I do not believe the proposed works will be in any way detrimental to Syddal Road

CONSULTEE RESPONSES

Conservation Officer The application site at 16 Syddal Road has been the subject of a number of planning applications and pre-application advice that have direct relevance to the current application and proposed form of development. Please find details below:

DC/055819: Application for a single storey side extension adjoining the west facing side elevation of the property. The application was withdrawn following confirmation that the development could not be supported due to the harmful impact that would result to the character and appearance of the conservation area and the host building/ application site. The impact on the original architectural details (externally expressed chimneybreast and inglenook) to the west facing side elevation and the impact on the spaciousness of the site with a form of development not typically seen in the conservation area, were the principal concerns expressed by the Conservation Officer. The application was withdrawn 18.06.14 and a period of pre-application discussion to identify an acceptable alternative form of development commenced between the applicant / agent and the Conservation Officer.

DC/059201: This application was received following substantial pre-application discussion to overcome the objections raised in respect of DC/055819 (detailed above). The application sought permission for a detached single storey outbuilding to the west side of the dwellinghouse retaining the original form of the building and the original architectural features of the west facing side elevation. The application also sought permission to widen the vehicular access and increase the size of the driveway. The proposed area of hardstanding was reduced in accordance with advice from the Conservation Officer and was minimised by the absence of vehicular access to the proposed outbuilding. The application was granted planning permission 15.07.15.

DC/080299: The application sought planning permission for a two storey side extension to the west elevation and two storey rear extension, single storey side extension to the east elevation and a single storey rear extension, replacement

windows, remodelled porch and extended driveway / hardstanding area at the front of the property. A recommendation for refusal of the application was made on account of the harmful impact that would arise from this form of development involving significant enlargement of the property, the loss of original architectural features, impact on the spaciousness of the site and views, and loss of soft landscaping. The application was withdrawn prior to determination in July 2021.

Pre-application advice: Contrary to the information provided on the application form, which states that no pre-application advice has been received, immediately following withdrawal of application DC/080299, in July 2021, the applicant sought advice on a form of development that could be supported at the site. In response it was reiterated that the original architectural design and character of the house and the arrangement of the site, meant that enlargement of the property should be focused to the rear of the site, and that development to the side should be limited to single storey height only, set well back from the front building line and should be sited on the east side of the property, guided by the location of the original garage at the site. It was strongly conveyed that development on the west side of the property should be avoided and that development that resulted in loss of the original architectural features to the west elevation would not be supported. A sketch proposal, substantially similar to the current application, was provided for comment and it was confirmed to the applicant that this was a form of development that could not be supported. It is therefore disappointing that the advice provided has not been taken into account in the designing of the current application.

Context: The application site is located wholly within the Syddal Park Conservation Area (first designated in 2005). The conservation area is recognised as a Designated Heritage Asset for the purposes of the NPPF. The application property is subject to Article 4(2) Direction controls, withdrawing permitted development rights, in order to prevent incremental erosion of the original character through Permitted Development. These controls are designed to preserve and enhance the special interest of the area, together with statutory controls and local/national planning policies that control the quality of new development within conservation area.

The approved Conservation Area Character Appraisal emphasises the semi-rural, leafy nature and spacious quality of the low density late C19 / early C20 residential suburb and the importance of space between adjacent dwellings, as a key characteristics of the Syddal Park Conservation Area, and sets out that its special interest derives from the following:

- Low-density suburb characterised by late 19th/early 20th century detached and semi detached villas creating a clear historic and stylistic identity.
- Quiet residential character
- Strong demarcation between public and private spaces characterised by soft and hard edges created predominately by mature hedge planting, sometimes in conjunction with low boundary walls
- Formal arrangement of villas addresses gridiron street layout
- Gridiron street layout and wide streets produces sweeping views with few terminating points
- Visual harmony of styles, materials, architectural detailing across residential dwellings despite evidence of varying architectural styles
- Traditional craftsmanship embodied in original building materials and architectural features
- Simplicity, respect for materials and craftsmanship define the approach which can be seen throughout the conservation area

- Mature planting creates mainly inward views, ensures privacy and generates a leafy feel to the area despite its lack of green open public spaces

Policy: Particularly relevant policies are:

Stockport Core Strategy DPD

- Core Strategy Policy CS8: This sets out the Council's recognition of the unique place the historic environment holds in Stockport's cultural heritage and the multiple ways in which it supports and contributes to the economy, society and daily life. It also recognises the historic environment as a non-renewable resource that is of a fragile and finite nature and sets out the conservation and management of this important resource as a key component of the wider principal of sustainable development that forms an overarching principal of the LDF. Policy CS8 goes on to say that development will be expected to make a positive contribution to the protection / and or enhancement of the borough's historic assets.
- Policy SIE-1 of the Stockport Core Strategy DPD states that development that is designed and landscaped to the highest contemporary standard, paying high regard to the built and/or natural environment within which it is sited, will be given positive consideration. The policy also sets out that specific account should be had of a number of issues, including appropriate materials, the special characteristics of the site, the potential to enhance the public realm and to incorporate the qualities and local distinctiveness of the historic environment
- Policy SIE-3 of the Stockport Core Strategy DPD states that Development, which preserves or enhances the special architectural, artistic, historic or archaeological significance of heritage assets will be welcomed, and defines heritage assets as buildings, sites, places, areas or landscapes which are positively identified as having a degree of significance, meriting consideration in planning decisions. The policy requires 'clear and convincing justification' for any harm to heritage assets (the same test as set by para 200 of the NPPF).

Saved Policies of the Stockport Unitary Development Plan

- Saved UDP policy HC1.3 (special control of development in Conservation Areas). This requires proposals to be sympathetic to the site and its surroundings in terms of siting, scale, design, materials and preservation of views and features that contribute to the character and appearance.
- Saved UDP policy CDH1.8 (Residential Extensions) requires that extensions to residential properties complements the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene.

Extensions and Alterations to Dwellinghouses SPD

- The adopted 2011 SPD on Extensions and Alterations to Dwellings is also of relevance. This document states that the issue of design is a highly important factor when the Council assesses proposals for extensions and alterations to a dwelling. 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. 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)

Particularly relevant national policies / legislation are:

Planning (Listed Buildings and Conservation Areas) Act, 1990

- In the exercise of functions under the Planning Acts, local planning authorities are also required to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas, under S72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

National Planning Policy Framework (NPPF)

- Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 195 of the NPPF state that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- Paragraph 197 of the NPPF requires local planning authorities to take account of:-
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance
- Paragraph 200 of the NPPF requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance,

notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- Paragraph 201 of the NPPF requires that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- Paragraph 202 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Contribution of the Site to the Character and Appearance of the Conservation Area:
There is an over-riding formality in the relationship between the main elevation of the houses in the conservation area and the streets which they address. The building plots are generally long, rectangular and narrow with buildings set back from the street to a consistent building line. Plots are arranged at right angles to the roads, with the house roof ridges lying parallel to the street. The main elevation of each house addresses the street across a front gardens which contribute to the leafy quality of the area. Buildings are well separated from each other, allowing for views of side elevations and between properties, through to rear gardens and tree planting beyond. Detached single storey garages, mostly to the rear of the original building line of properties are considered part of the original character and layout of the area.

Syddal Road typifies development in the Conservation Area with medium sized detached and semi-detached villas lining either side of the wide street layout in generous garden plots. The villas show a harmony of styles, materials and architectural detailing which exemplifies the high quality of design in affluent suburbs of the Edwardian period. Surviving original architectural features and traditional craftsmanship in these properties make an important contribution to the special character and appearance of the conservation area. There is a visual richness at the level of individual facades which is complemented by the broad streets, mature plantings and front garden green spaces, which form the setting for the formal arrangement of villas addressing a gridiron road layout and the regular and generous spacing between buildings lends itself to long views through to mature private rear gardens and glimpses of trees and buildings in adjacent plots.

Properties on the north side of Syddal Road (including the application site) display a number of shared characteristics. The large majority of the properties are detached villas, with only one pair of semi-detached villas being located on this side of the road. The detached villas have a single access within the front boundary, located on the east side of the frontage with a driveway along the east side of the properties. Historic mapping (1935 Ordnance Survey) shows that many of these detached dwellings (including 16 Syddal Road) had original detached garages, mainly located at the rear of the property, on the east side of the site.



Side extensions are not common additions to the street scene and where they do exist, they mainly pre-date the designation of the conservation area in 2005. Only 4 applications for side extensions to properties on Syddal Road have been approved since the designation of the conservation area and these have been of single storey form and set well back from the front elevation, towards the rear of the dwellings, thereby reducing visual impact and material impact on original architectural features of the properties. It is thus still possible to read the original spacing between dwellings, appreciate the original architectural form and design of properties and to gain passing views of the mature gardens behind. The side extensions that have been approved to properties on the north side of Syddal Road since the conservation area designation have all be located on the east side of the properties, in recognition of the original layout of the properties with ancillary buildings on the east side.

The application property is a detached two-storey dwellinghouse situated on the north side of Syddal Road and historic map regression shows that it was built in the early part of the 20th century. Architecturally speaking the property is representative of the Arts and Crafts movement, which is the predominant architectural style within the conservation area. The property displays high quality design and traditional craftsmanship. The materials of external construction are brick to the ground floor with render to the upper floors. The front elevation features a double height gabled bay with applied timbering, and the roof form is a mix of gables and hips, covered in clay tiles. Two tall chimneystacks are situated on the west gable, featuring decorative brick corbels and corncicing, with externally expressed chimneybreasts and a rear inglenook to the west facing side elevation.



The building is relatively little altered and the alterations that have occurred could be reversed. The existing windows are upvc replacements in a design that seeks to replicate the original casements with leaded lights. An original recessed porch to the front elevation has also been enclosed. These alterations have occurred through the exercising of permitted development rights, pre-dating the conservation area designation and making of the Article 4(2) Direction. It is evident that the original front elevation door and window arrangement is retained behind the single storey bay, which has enclosed the original recessed porch. The property at 22 Syddal Road is of matching design to the application property (albeit without render to its first floor). This property retains its original windows, front door, and recessed porch, thus evidence of the original design and materials of these features of the application property is readily available.

Access to the site is via a single opening within the mature hedge boundary, on the east side of the frontage with a driveway along the east side of the property, which historically led to a modest garage sited behind the rear building line (now demolished). Streetview images show the original garage at 16 Syddal Road in situ in 2012, and the planning history for the site indicates that it remained at this location until at least the end of 2015.



There is an existing detached single storey outbuilding, on the west side of the application property, which is of modest scale and is set back from the front building line of the property. This was granted planning permission in 2015 following a substantial period of pre-application discussion after an application for an extension adjoining the west facing side elevation was withdrawn on advice from the Conservation Officer. The proposed side extension, adjoining the west elevation was not supported, on account of the negative impact it would have on the spaciousness of the site and the original architectural features of the west facing side elevation (with expressed chimneybreasts and Inglenook). These features, which are visible in the streetscene due to the spacing between houses, make a positive contribution to the property, the streetscene and the character and appearance of the conservation area. The existing detached outbuilding is separated from the side of the house and set back in the site thus ensuring retention of these features and limiting the impact on the spacious quality of the site. Alterations to / extension of the driveway was also granted as part of the approved scheme. The degree of hard landscaping that was considered acceptable at the site was limited, due to the important contribution that front gardens and soft landscaping makes to the character and appearance of the conservation area and streetscene. The detached outbuilding is not a garage so vehicular access to it is not required, thus preserving more of the front garden and respecting how the curtilage space of the site was originally conceived, with a vehicular entrance and driveway on its east side giving access to a detached garage

at the rear of the site. It is notable that the detached properties on the north side of Syddal Road have garage on the east side, typically

The site displays characteristics that are identified as being important to the special significance of the conservation area. The property has evidential, historic, architectural and aesthetic value and makes a positive contribution to the character and appearance of the conservation area.

Description of the Proposed Development: The application seeks planning permission for extensions and alterations at the property, consisting of the following:

- Single storey side extension to the west elevation with garage to its front elevation
- Replacement of the roof covering to the front elevation porch
- Replacement windows
- Single storey and first floor rear extensions
- Increased area of hardstanding / vehicular parking area to the front garden giving vehicular access to the proposed garage side extension

Analysis of the proposed development and evidence of harm in the proposal. In analysis of the scheme, I will assess the impact of individual elements of the scheme in turn.

Porch: The works to the porch under the current proposal would consist of retention of the existing porch, with some minor amendments to replace the existing felt covering to the flat roof, with lead. I raise no objection to this element of the application.

Replacement windows: The application seeks permission for the replacement of the existing windows at the property. The existing windows are upvc casements of a design, which has sought to replicate the original design of windows. Whilst I would raise no objection to the replacement of these non-original windows with windows of appropriate design and materials it is noted that the application includes no details of the proposed design or materials but merely states they would be 'conservation approved windows'.

Increased hardstanding / driveway: The proposed scheme proposes the replacement of much of the existing front lawn with block paving in order to create an increased hardstanding providing vehicular driveway to the proposed garage extension to the west elevation and an extended parking area. The existing hardstanding at the property was increased as part of the 2015 approval (DC/059201) which was granted following pre-application advice and amendment including the minimising of the proposed hardstanding area. It is considered that the proposed further loss of soft landscaping for parking and access to the proposed garage would have a harmful impact on the positive qualities that front gardens make to the streetscene and the wider conservation area and it is my assessment that the current proposal would have a similarly harmful impact.

The approved Syddal Park Conservation Area Character Appraisal and Management Plan identifies the important contribution that trees, hedges and green spaces make to the special character and appearance of the conservation area.

The appraisals states "*mature, well stocked private gardens define the character of the conservation area in terms of trees, hedges and green space. There are no public open spaces within the conservation area. The mature gardens are well*

maintained adding to the pleasant, leafy quality of the residential area and the predominant boundary treatment style in the conservation area takes the form of well-maintained mature hedging either alone or in conjunction with low boundary walls, creating soft, green edges that delineate the streets and lanes. The mature planting schemes have a softening effect in the townscape and also ensure privacy – an important aspect of the character and appearance of the conservation area”.

The interaction between the generous street layout, the built environment and these natural elements is a strong factor in defining the character of the Conservation Area and creating its distinctive sense of place. The approved Conservation Area Management Plan identifies the loss of garden plots as a result of pressure for parking spaces as a threat to the special character and appearance of the conservation area.

Most houses on Syddal Road have at least 50% planting within the front garden and a number have considerably more. It is acknowledged that the gardens of some properties on Syddal Road have been substantially given over to hardstanding, however these were completed prior to the making of the Article 4(2) Direction controls, which were introduced in order to prevent such incremental erosion of the original character through Permitted Development. These properties illustrate the harmful impact that this type of development has and emphasises the need to avoid similar harmful works.

In light of the above, the proposed increase in hardstanding at the property is not supported.

Single storey rear extension: Currently the proposed single storey rear extension takes the form of a flat roofed wrap-around extension, connected to the rear of the pitched roof side extension on the west and extending across the full width of the rear elevation of the property. By virtue of my objections to the side extension (detailed below), to which the single storey extension would adjoin, I cannot support the rear extension in its current form. However I would raise no objection in principle to a single storey rear extension, constrained wholly to the rear of the existing property.

First floor rear extension: The application proposes a first floor rear extension, replicating the form, design, materials and scale of an existing rear double height bay, with hipped roof. I raise no objection in principle to this element of the scheme.

Single storey side extension (west side elevation): It is worth noting that side extensions, irrespective of their size, are amongst the few forms of development that always require planning permission in conservation areas, even without Article 4 Direction controls. This is in recognition of the considerable impact they can have on the character and appearance of the building, private and public views of a property, the spaciousness of the site and the impression of over-intensification of an area that they can create.

The proposed development would have a negative impact on the property, altering the elevational composition and original plan form of the building, reducing the spaciousness of the site and resulting in the visual qualities and loss of high quality original architectural features.

The side extension would involve the complete loss / demolition of the original inglenook and would result in the original expressed chimneybreasts at ground floor level being completely obscured from view. These features, which are publicly visible, given the existing spacing between buildings, are key elements of the Arts

and Crafts design of the house. The original plan form and the retained original architectural features of the building are attributes, which make a positive contribution to the character and appearance of the property and the wider conservation area as emphasised within the approved Conservation Area Character Appraisal and Management Plan.

The side extension would harm essential characteristics of the site by altering its composition, layout and spacious qualities, and would introduce alien features, in the form of a garage extension, which is not characteristic of historic development of properties on the north side of Syddal Road, where single storey garages, sited on the east side of properties and set back from building frontages are the norm. Analysis of the historic mapping for Syddal Road, shows that the majority of detached dwellings on the north side of the road (including the application site) had original detached garages, located within the rear gardens, on the east side of the properties. The original plan form and architectural features of the building are attributes that make a positive contribution to the character and appearance of the property and the wider conservation area, as emphasised within the approved Conservation Area Character Appraisal and Management Plan.

The existing modest garden outbuilding at the site, situated on the west side of the property measures 2.49m H x 3m W. It is separated from the side elevation of the house by approximately 2m and set back from the front elevation of the house by approximately 3m and is screened to a significant degree by mature garden planting in front of it. The design, scale and positioning of this existing detached outbuilding was guided by pre-application advice in order to retain the original architectural features of the west elevation and the spacious qualities of the site. In contrast, the proposed side extension would be larger than the existing detached garden building at 4.73m H and between 3.8m - 4.73m wide. The front part of the extension would be separated from the side elevation for a length of 2m before adjoining the west facing side elevation. The side extension would be positioned 2m further forward in the site than the existing outbuilding, so as to be level with the principal front elevation and would be 2m taller the existing outbuilding, and wider. As such, the proposed extension would have significantly greater visual prominence than the existing outbuilding, would harm the spacious qualities of the site and have a harmful impact on high quality original architectural features of the building, both visually and physically.

Summary of analysis: Whilst a limited amount of sensitivity designed and located extension may be able to be successfully accommodated at the site, the impact of the development as proposed by the application is not considered acceptable and the proposed side extension located on the west side of the property is individually particularly harmful. The development would have a harmful impact on the spaciousness of the site, the original scale, plan form and visual quality of the building and would involve loss of original architectural features, causing irreversible change to the original character and appearance of the property. The change would be discordant with the existing character of the house rather than complementary to it. It would therefore have a harmful impact on the application site and the conservation area, which would diminish its special architectural and historic interest.

Proliferation of unsympathetic alterations and extensions, which were not designed in a way that was typical of the Edwardian architecture that characterises much of the conservation area, would harm its character and appearance. The approved Conservation Area Management Plan identifies that development that results in the loss of original architectural features and materials, pays minimal respect to local building traditions and which detracts from the special character and appearance of

the conservation area, would result in the loss of the special qualities the designation is intended to protect. It highlights that it is critical that development within the conservation area complements the qualities of its context as described within the Conservation Area Character Appraisal.

Extensions and alterations of the type being proposed at the application site would inevitably encourage applications for similar forms of development in the conservation area that would be difficult to resist if the proposed scheme was granted and implemented.

The scheme is not sympathetic to the character and appearance of the site in terms of its design, siting and scale and does not leave the character and appearance of the designated heritage asset (the conservation area) unharmed. This brings the development into conflict with council policies SIE1 and SIE3 of the Core Strategy, saved policy HC1.3 of the UDP, and the councils Residential Extensions and Alterations SPD, as well as National policies contained within the NPPF and S72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

The harm is considered to be 'less than substantial' for the purposes of the NPPF and as such the required assessment under paras 200 and 202 of the NPPF would be engaged.

Justification and Public Benefits: Policy SIE-3 and para 200 of the NPPF require clear and convincing justification for any harm to heritage assets, and para 202 of the NPPF requires that that harm to designated heritage assets should be weighed against public benefits.

The justification offered in support of this application relates to the applicants desire to 'improve' the property and inject investment to ensure its longevity for the future, and suggests that the property is dated and requires renovation and restoration. It also suggests that the development is required to help secure its optimal use as a dwelling for the future. The property is in a highly desirable location and was recently sold (in 2020). All the associated sales literature and photographs convey that the building was in a good state of repair. The proposed development goes beyond a scheme of repair or restoration but rather involves extension of the property of a form would have a harmful impact on the site and the conservation area. The applicant's desire to create additional habitable space in the property must be considered private rather than public benefit.

The submitted Heritage Impact Assessment (HIA) identifies the building as a non-designated heritage asset and states 'the building is undoubtedly one of the many late C19th and early C20th villas in the conservation area that established the prevailing character attributed to it'. The HIA asserts that 'the west flank of the building is noted as having projecting corbelled chimney stacks symmetrical to the side gable. This is a positive feature that contributes to both the character of the area and also the architectural interest attributed to the building'. The HIA also states that proposed gable to the side extension incorporates a gap in order to visually separate it from the original house and provide an element of subservience to the building and that 'the significant architectural features such as the chimney breasts will remain prominent'. I cannot agree with this statement, as whilst a small gap has been incorporated to the front 2m of the side extension, it is not sufficiently spaced to allow for public views of the side elevation and in adjoin the side elevation it would result in the total loss / demolition of the inglenook. It is therefore contradictory that despite the fact the side extension would result in the loss and visual obstruction of these features, with a form of development that they accept would have an irreversible

impact, this document goes on to contend that 'no harm is caused by the proposals and that there is no loss to any elements of significance as a consequence of the proposals'.

The HIA describes the proposed extension as being set back from the existing building line and is positioned to the west-side of the building in order to maintain visibility through the site so the east-side of the building adjacent to the driveway access. The HIA considers that this mitigates any impact of the proposals on the street scene. However, the extension would not be set back from the building line – it would be level with the principal front elevation and would be clearly visible in views along Syddal Road in both directions, through the site entrance and above the site boundaries. Furthermore, the statement fails to acknowledge that the east side of the site is where development of garages has traditionally / historically been and that development on this side, set well back from the building frontage, would avoid the need for additional hardstanding and without such impact on high quality architectural features, given that the east elevation is plainer.

The application also offers justification for the proposals because they are consistent with other similar forms of development at residential properties in the conservation area. As stated in my analysis above, side extensions are not common additions and where they do exist, they usually pre-date the designation of the conservation area in 2005. Only 4 applications for side extensions to properties on Syddal Road have been approved since the designation of the conservation area in 2005 and all of these have been of single storey form and set well back from the front elevation, thereby reducing visual impact and material impact on original architectural features of the properties. The supporting documents identify applications at 19, 24 and 148 Moss Lane Road by way of justification for the current application. The permission at 24 Syddal Road (DC/066011) differs significantly from the current application in that it is for single storey extension to the east side of site (where a previous detached garage had been located) and the extension is set well back from the front of the property. This is a form of extension that was highlighted to the applicant as one which could be acceptable at 16 Syddal Road. The permission granted at 19 Syddal Road (DC/071583) is for a different form of development at a site with considerably different characteristics, plan form and layout. The site at 19 Syddal Road is a semi-detached property located on the south site of Syddal Road, which presents a different architectural style to the application site. 19 Syddal Road is situated in a larger site, and the approved extensions have the appearance of a detached garage, that is well separated from the side elevation of the dwellinghouse and set back from the front building line. Further, the approved single storey garage at 19 Syddal Road replaced an existing outbuilding that was located on the same footprint and was of a similar scale. The approval of this application was therefore based on the replacement of an existing detached outbuilding and did not involve the loss of visual obstruction of original architectural features of the building. It is notable that both of these applications were subject to pre-application advice or amendment through the course of the application in order to achieve schemes with an acceptable impact on the character and appearance of the conservation area.

In respect of the example given at 148 Moss Lane, again this site displays significantly different characteristics to the site at 16 Syddal Road. The property at 148 Moss Lane is a 1930s bungalow and the side extension replaced a detached garage at approximately the same location. It is notable that in making his determination on the acceptability of the development at 148 Moss Lane the Inspector concluded that the building is not typical of the vernacular of the conservation area 'as it has a plain symmetrical front without the visual richness, architectural features and significant articulation which are predominant in the area'.

He considered that whilst attractive, the architectural features of 148 Moss Lane are not fundamental to the character or appearance of the Conservation Area as a whole. Furthermore, the Inspector specifically pointed out that the property is in contrast to the characteristics highlighted within the approved Syddal Park Conservation Area Character Appraisal as making a positive contribution, stating 'despite having varying architectural influences, the CACA points out that all houses share certain characteristics. It states that they are all two or three storeys and have a strongly vertical emphasis defined by gables, prominent pitched roofs and tall chimney stacks. It adds that visual interest on the façades is achieved through articulation, with features such as porches, bay windows and gables. These factors clearly contribute to the significance of the CA as a heritage asset'. The current application would have a harmful impact on features that are specifically highlighted as contributing positively to the significance of the Syddal Park Conservation Area.

The submitted examples are not considered comparable or relevant to the assessment of the current application at 16 Syddal Road.

The HIA states that 'the proposals have clear benefits in terms of enabling reinstatement of elements of the building which have been lost and that contributed to its significance and overall character of the area'. It is presumed this statement refers to the proposed replacement of windows, however no detail of what this would consist of have been provided beyond stating that conservation approved windows' are proposed. Whilst the proposed replacement of the existing upvc windows with windows of appropriate traditional materials and of an authentic original design to match the original windows would be welcomed, it is not considered that this would be sufficient to outweigh the harm that would be caused by the inappropriate nature of the extensions and alterations including the loss of other existing high quality original architectural features of the building.

It does not appear that any public benefit could accrue from the proposals to outweigh the public disbenefit of the harm to the heritage asset, as required under para 202 of the NPPF.

Conclusions: NPPF policies 199-202 state that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...' This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' Para 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' Para 202 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- The application proposes works that will harm characteristics of the site, that are identified as being positive attributes of its character and appearance. The application fails to meet the statutory test (defined in the House of Lords by the South Lakeland case) of leaving the character and appearance of the heritage asset unharmed. This incremental harm nevertheless equates to 'less than substantial' harm to the overall character of the Conservation Area.
- The application does not provide clear and convincing justification for the proposal, and so does not meet the test set in Para 200 of the NPPF and in Core Strategy policy SIE-3.

- No public benefits would result from the development that would outweigh the harm to the special significance of the designated heritage asset, being the Syddal Park Conservation Area. The application fails to meet the requirements of Para 202 of the NPPF.
- The proposal are not sympathetic to the site and its surroundings and do not preserve or enhance the special character and appearance of the site and wider conservation area. The proposals are thus contrary to saved UDP policy HC1.3.

Arboricultural Officer The proposed development is within or affected by a Conservation Area (Syddal Park). There is no legally protected tree within this site or affected by this development.

The proposed development will potentially have a negative impact on trees and hedges located on site with the proposed new works being located within the existing garden area/hard standing/building footprint with no loss of trees proposed, but working in close proximity to existing trees. The sites front and rear boundary has a fair level of vegetation and trees and as such there cannot be any loss of trees on site without compensatory landscape planting as this will have a negative impact on amenity and biodiversity, without the proposal of off-setting the loss and enhancing the site.

The proposed development would potentially have a negative impact on the existing trees, but with a detailed method statement for the demolition and shed construction, identifying close proximity working to existing trees root systems and hand digging where appropriate and so no loss without replacement planting would be beneficial to the local areas amenity and biodiversity. The construction materials or vehicles potentially will impact on the trees, therefore temporary protective fencing should be required to be erected to make contractors aware of the trees and limit access to these areas to prevent compaction, accidental damage or spillage of chemicals on the root zones of all trees in the site. The main concern for this site is the potential damage during construction, and therefore protection/restrictions to the trees on the site and within neighbouring site as the trees are an integral part of the tree scape therefore cannot be lost.

The tree offers a high level of biodiversity/habitat benefit and as such they need retaining as any loss would be unacceptable without off-setting as detailed within the landscape design/plan as this would be further increasing urban sprawl of Bramhall area.

In principle the scheme will not have a potential negative impact on the trees in the area and therefore complies with the council policies, with the requirement for a condition for a landscaping plan to look to enhance the site, which would link in with council policy. The following conditions are required if the scheme is approved;

Condition Tree 1: No existing tree within the site shall be cut down, topped, lopped, uprooted, willfully damaged or willfully 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.

Condition Tree 3: No development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried out in accordance with the approved details prior to the development being brought into use.

ANALYSIS

Design and Appearance of the extensions/ works and the Impact on the Conservation Area

In terms of assessing the application and its impact on Syddal Park Conservation Area the relevant policies are as follows:-

Development Management Policy SIE-3 Protecting, Safeguarding and enhancing the Environment 'Protecting the Historic Environment' forming part of the Core Strategy states *'Development which preserves or enhances the special architectural significance of heritage assets will be welcomed. Heritage assets include buildings, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions'*.

Policy HC1.3 of the Unitary Development Plan 'Special Control of Development in Conservation Areas Development' states *proposals within a Conservation Area will not be permitted unless: (i) (ii) siting, scale, design, materials and landscaping of the development are sympathetic to the site and surroundings; the proposal safeguards important open spaces, views, skylines and other features which contribute to the character or appearance of the Conservation Area*; The same principles are re-iterated in The Council's Extensions and Alterations to Dwellinghouses SPD and Policy CDH1.8 Residential Extensions of the UDP.

The application is within the Syddal Park Conservation Area and is classed as a heritage asset and as stated in the NPPF *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*. There are number of different components to the application and will be outlined in turn though it is the proposed side extension, in particular, which poses a particular concern.

The proposed single storey and first floor rear extensions would not be readily visible from Syddal Road, nor detract from the conservation area and are considered acceptable in principle. The proposed works to the front porch are relatively minor alterations to the roof and do not pose a concern. The proposed replacement of the existing non- original front windows with 'conservation approved' windows is also acceptable in principle although no specific details have been provided. The proposal also involves the laying of permeable hardsurfacing within the front garden area to facilitate access from the right hand side of the site frontage to the proposed garage on the left hand side of the dwelling replacing the demolished detached garage which was located to the

rear of the house to the right hand side. This will involve additional hardsurfacing of the front garden area and is opposed by the Conservation Officer.

The main element of the proposal from a conservation and heritage perspective, however, is the proposed erection of the single storey side extension intended to replace the existing free-standing timber garden shed located some 3m back from the front elevation of the house. The context and issues have been set out in detail by the Conservation Officer above, and given that key features of the dwelling, and the conservation area itself, is the space around the dwelling and the prominent, attractive chimneystacks and inglenook on the west side elevation, the proposed side extension built close to the common boundary, level with the front elevation and a maximum of 4.7m high and building over and obscuring these architectural features is considered unacceptable. The chimney stacks and inglenook on the side elevation are brick built on the part rendered side elevation making them particularly prominent and readily visible from Syddal Road and not unduly affected by the existing shed. These features are repeated on other nearby dwellings including no's 8, 10, 18 and 22 Syddal Road and are a key architectural detail of the application property and of the conservation area itself. The proposed side extension is much larger, higher, further forward than the existing shed and shown level with the front elevation, and is a permanent alteration, and will be constructed over the rear inglenook/ chimneystack and within 0.5m of the front chimney stack, level with the front elevation largely obscuring the remaining chimneystack. The ridge height of the extension at 4.7m is shown level with the eaves level of the main house.

The conservation area status of Syddal Road and the Article 4(2) designation restricting works to the frontage of properties is in place to protect dwellings from unsympathetic alterations that incrementally and cumulatively would undermine the special architectural character of the area. The proposed side extension is one such instance involving building over the rear inglenook/ chimneystack and obscuring views of both chimneystacks and, importantly, also filling the existing space to the west side of the house much more so than at present.

It is noted that the application incorporates a design and some detailing taking a cue from the application but a side extension on the west elevation is considered unacceptable in principle. It is also noted that the former garage was located on the right hand side of the house and the applicant has previously been advised to locate any side extension on this side of the house for the reasons outlined above. The approval of the application, with the side extension, would undoubtedly set an unfortunate precedent with a strong potential of this leading to other applications involving the incremental removal/ obscuring of key architectural features. The approval of this application, which is contrary to the relevant policies outlined above, would make future such applications more difficult to resist.

In terms of the additional hardsurfacing to the front of the application property to facilitate gaining access to the proposed garage the property will result in the loss of a significant amount of the remaining front garden which is regrettable. The construction of a garage to the right hand side of the house would enable the retention of the front garden.

The reference to nearby extensions eg 19 Syddal Road, are not considered to be directly comparable with the current proposal. The extension to 19 Syddal Road is clear of the side elevation and the house is also of a different design without the chimneystacks and inglenook on the side elevation.

Impact on Residential Amenity

Policy CDH1.8 Residential Extensions of the Unitary Development Plan states *the Council will grant permission for a residential extension provided the proposal: (i) complements the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene; (ii) (iii) does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, or loss of privacy...*

The application fails on (i) above for the reasons already outlined but in terms of the (ii) and (iii) the various elements of the application are considered to be acceptable and the proposal will not unduly impact on neighbouring property by reason of overlooking, overshadowing or loss of privacy.

Impact on Landscaping and Trees

The application includes a landscaping scheme and the proposal shows the retention of the two existing trees within the front garden and the retention of front and side boundary hedges which will be supplemented with additional hard and soft landscaping, although the front lawn area would be reduced to facilitate the erection of the proposed garage.

The loss of front lawn area is not considered to be sufficient to warrant a refusal of planning permission in its own right, it is an unfortunate consequence of the garage being located to the left hand side of the house. Standard landscaping conditions would be imposed on any approval, including the tree protection condition, as set out above in the Arboricultural Officers' comments.

Conclusion

The application involves a number of different elements, however, it is the proposed side extension that is considered to be the main issue. It is considered that the side extension would cause substantial harm due to its size and position, filling the space to the left hand side of the application property obscuring important architectural detailing on the side elevation as set out in detail above. The NPPF states... *where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss...* In this instance Syddal Park Conservation Area is the designated heritage asset and there has been no evidence submitted to demonstrate the side extension is necessary to achieve public benefits, consequently the recommendation is one of refusal.

RECOMMENDATION Refuse