

ITEM

Application Reference	DC/082703
Location:	Stoneleigh 3 Holly Road Bramhall Stockport SK7 1HH
PROPOSAL:	Erection of single storey rear extension, first floor side extension, loft conversion, erection of detached garage and alterations to front garden/ driveway and front boundary.
Type Of Application:	Householder
Registration Date:	29.09.21
Expiry Date:	11.04.22
Case Officer:	Mark Shaw
Applicant:	Richard Boston
Agent:	Simon Casey

DELEGATION/COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee as a result of having been called in by Councillor Bagnall.

DESCRIPTION OF DEVELOPMENT

The application involves the erection of a first floor side extension some 3.1m wide x 7.5m in length above the existing attached garage with a hipped roof to match the existing house, the erection of a single storey rear extension, including two glazed elevations and a flat green roof, projecting 4.525m with a width of some 7.6m. The fenestration detailing on both extensions will match the existing house.

The application also involves the erection of a detached garage with a pitched roof and storage space above positioned to the right hand side of the house, the existing attached garage on the left hand side elevation of the dwelling will be converted into additional living accommodation. The roof space within the existing house will be also converted into additional living accommodation with the installation of roof lights on the rear roof elevation. To facilitate the replacement garage the front boundary will be altered re-positioning the vehicle access into the property from the left hand side of the front boundary to the right hand side. A sliding electric 1m high metal gate will be installed across the new vehicle access point. Associated works to the front boundary wall will be required blocking up the existing vehicle access with a low stone wall and hedge and opening up the right hand section of the front boundary for the new access. Materials in the existing low stone wall will be re-used and the front boundary hedge behind the wall retained and replaced where required.

The application has been significantly amended removing a large rear dormer and two smaller rear dormers, deleting a hipped feature on the front elevation of the first floor side extension, re-positioning the garage 800mm back from the front elevation and replicating the existing front low stone boundary wall and hedge where the existing access is to be blocked up.

SITE AND SURROUNDINGS

The application property is a large 1930's style, brick built two storey house with a hipped tiled roof and double height front bay window also with a hipped roof projecting forward of the main house. The house has an attached garage to the left hand side with a side dormer extension above and a single storey rear extension. The application property is one of only three dwellings on the west side of Holly Road, the other two dwellings, no's 1 & 5, are also two storey detached houses. No 1 is a rendered house with a single storey side garage extension abutting the shared boundary with no 3, no 5 is some 13 metres from the side elevation of the application property. The side elevation of the application property is between 1m and 1.5m from the boundary with no 1 Holly Road.

The application property and its neighbours are located within the Syddal Park Conservation Area and is subject to an Article 4(2) Direction restricting works to the property frontages 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.

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.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

None relevant

NEIGHBOUR'S VIEWS

Two letters of objection have been received in relation to the original plans on the following grounds:-

The proposed extension provides for a number of windows on the first floor and at the dormer/roof level that will overlook our property and garden, impacting on our privacy and to some extent our light. With other recent developments we feel that we are increasingly being "closed in" and that the value of our property is now being seriously compromised.

The second point relates to the number of applications to neighbouring properties that have been agreed in recent months (e.g. 58 Woodford Road - two storey extension, and 21 Thorne Road, another two-story extension that also has the potential to impact on our property). Our property, and others mentioned here, lie within the Syddal Park Conservation Area. I am interested to know how such recent developments enhance, or more importantly, comply with the definition of a conservation area? There appears to be a worrying trend of applications being agreed that simply enlarge properties beyond the capacity of either the original plot or its immediate environs.

Although we appreciate the need to update and improve the layout and living space next door, we are concerned about the scale of the planned extension not just from the impact it will have on light and privacy but the overall design too. The size and proximity of the east side of the extension will change the feel from our house significantly and dominate the space. We believe it will remove a significant amount of light, particularly in the evening.

The second floor roof expansion incorporates a significant amount of new windows that will all overlook our garden and directly alter the privacy we currently enjoy. This particular aspect of the development seems unnecessarily crude and out of keeping with the rest of the conservation area. We had hoped that based on the size of the plot and the existing footprint a more discreet solution could have been found.

We are also concerned about the lack of information around the change in the driveway and the proposed new boundary with our house as our driveways currently mirror each other with a minimal wall between the two. Moving the driveway to the other side of the property will necessitate a new retaining wall and boundary hedge/fencing and we are keen to understand what is planned and how the change could be sympathetically achieved.

A third letter has been received confirming there are no objections to the application. Neighbours have been re-notified of the amended plans and any further comments will be reported

CONSULTEE RESPONSES

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

Recommendations: The construction site footprint predominantly sits within the informal garden/grounds of the site and the proposed new development will potentially impact on the trees on or off site. A full tree survey has not been supplied as part of the planning application to show the condition and amenity levels of the existing trees and where applicable, which trees could be retained to increase the amenity levels of the site with all retained trees protected by fencing and replacement planting details, but due to the majority of the works are away from the trees or affected low amenity shrubs or trees it's not felt required.

There are concerns over the proposed scheme, which include the potential for negative impact on trees/hedges on the site and neighbouring site from the construction works/site compound/storage area, the lack of consideration for landscaping or without further details other than indications on a site layout plan, which has the potential for negative impact on the existing trees/hedge and the impact on the shrubs at the side of the property.

The lack of any detailed landscaping will need to be reconsidered through conditions to allow enhancements and consideration for new trees on and the local provenance and improved amenity and interest, with this in mind the following species should be considered; *Quercus robur* 'Fastigiata' (Upright Oaks) or *Ilex aquifolium* varieties (Variegated Holly) if any opportunity allows for the increase tree cover for the residential site. In principle the design will potentially have a minimal negative impact on the trees on site and within neighbouring properties, therefore it could be accepted in its current format with some additional information supplied.

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

Condition Tree 1 No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Condition Tree 2 No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

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.

Conservation Officer This site is located within the Syddal Park Conservation Area and is subject to special planning controls to assist the long term preservation and enhancement of the special character and appearance of the conservation area.

In relation to the application as originally submitted I would recommend refusal of this proposal (alternatively the applicant could be advised to withdraw and apply for pre-application advice). No heritage assessment or design/access statement has been provided, and the proposals appear to have been developed without reference to the conservation area appraisal and management plan or adherence to guidance contained in the Council's Residential Extensions SPD. The property has been previously the subject of a number of extensions to the side and rear of the property and there is limited scope to provide the additional floorspace indicated on the submitted plans without a detrimental impact upon the external appearance of the house and character of the wider area. The current proposals would be harmful to the special interest of the conservation area by virtue of scale/mass/form and detailed design and should therefore be refused in accordance with local and national policies.

The conservation reason for refusal would be: *The proposal would fail to preserve or enhance the special architectural, artistic, historic or archaeological significance of the heritage asset, in accordance with Development Management Policy SIE-3 (Protecting, safeguarding and enhancing the environment) of the adopted Stockport Core Strategy, and in order to preserve or enhance the character or appearance of the Syddal Park Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".*

In relation to the application as amended and further to previous comments, I now have no objections on the basis of the revised scheme, subject to the following conditions:

Notwithstanding the information shown on the submitted drawings, no external construction shall take place until a detailed schedule of all of the proposed materials of external construction has been submitted to and approved in writing by the local planning authority and samples have been made available on site. Samples of brick and slate shall comprise at least 1 square metre in area and a sample panel of brickwork including mortar jointing shall be made available. Existing natural roof materials capable of reuse shall be reused in the development. All other roof covering shall be new natural materials to match the existing buildings. Development shall not be carried out except in accordance with the agreed schedule and samples.

Notwithstanding the information shown on the submitted drawings no installation of windows or doors shall take place until details have been submitted to and approved in writing by the local planning authority. Details shall include elevations drawn at a scale of 1:20, and vertical and horizontal sections drawn at a scale of 1:5. All windows and doors shall accord with the approved details and shall be fitted with an exterior reveal of not less than 90mm.

All rooflights hereby approved shall be conservation type, top hung fitted flush with the plane of the roof covering, coloured black and fitted with a central vertical glazing bar.

No existing hedgerow shall be removed or suffer disturbance to roots without the prior written approval of the local planning authority with the exception of those specifically indicated otherwise on the approved plan. Any hedgerow without such consent or dying or being severely damaged or becoming seriously diseased within 5 years of the development commencing, shall be replaced within the next planting season with hedgerows and shrubs of such size and species as may be approved in writing by the local planning authority.

Reason

In order to preserve or enhance the special architectural, artistic, historic or archaeological significance of the heritage asset, in accordance with Development Management Policy SIE-3 (Protecting, safeguarding and enhancing the environment) of the adopted Stockport Core Strategy, and in order to preserve or enhance the character or appearance of the Syddal Park Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".

Highway Engineer – I have no concerns in principle with a replacement access and parking area however in relation to the plans as originally submitted, some amendments are required to ensure the proposal satisfies standards in terms of visibility.

The new access requires 1m by 1m pedestrian visibility splays to either side which requires any structure, fencing or other boundary treatment to be restrained to a maximum height of 600mm for a distance of 1m measured from the access. I could accept brick pillars of maximum dimension 350mm square that exceed 600mm in height being sat within the splay areas and gates being installed, which must be a railing design to ensure that there is visibility through the gates when in an open position. Thereafter the sections of wall beyond the pillars needs to be restricted to 600mm in height. To afford the visibility splay in a westerly direction requires the access to be offset from the party boundary a distance of 1m, enabling provision and protection of the requisite sightline across land which is under the applicant's control.

The closure of the existing entrance is acceptable however the construction of a wall with hedging behind to fill the gap would not benefit visibility for drivers emerging from the adjacent properties driveway. At present such emerging drivers benefit from having a 1m by 1m sightline falling across the applicant's land (and vice versa) and I am uncomfortable should we permit boundary treatment that would adversely affect others. I would suggest either the infill wall is restrained to 600mm in height for a distance of 1m from the boundary and the hedging is set back behind the wall, or alternatively perhaps give consideration to installing a railing design pedestrian gate/walkway at the curtilage boundary. A gateway would afford an acceptable degree of visibility as drivers emerging from next door would benefit from being able to sight through the gate.

I add that closure of the existing access will require the removal of the dropped kerb and full footway reinstatement. Details of the drainage, construction and surfacing of the new driveway will also need consideration. These are both matters capable of conditional control.

Noting that amended plans have been submitted to address the above comments, I now have no objections subject to appropriate conditions.

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 application is within the Syddal Park Conservation Area which is a heritage asset. The application, as submitted, was considered contrary to policy and therefore harmful to the character and appearance of the Conservation Area. A number of amendments have subsequently been made to the application removing the rear dormers and front hipped roof feature. The dormers have been replaced by roof lights and the roof of the first floor side extension now replicates the existing roof and in this amended form is now considered sympathetic to the character of both the application property itself and that of the wider conservation area. It is worth noting that the application is also an opportunity to remove an existing large flat roof dormer on the existing side elevation which is out of character with the application property and its replacement with a much more sympathetic extension. The design and appearance of the side extension replicates the character and details of the existing dwelling and gives the property a more balanced appearance. Any approval of the

application will also include a number of conditions to ensure matching materials are used.

The proposed rear extension is modest in scale relative to the size of the property itself and is largely glazed with a flat green roof and window detailing to match the main house. It will also, however, incorporate some cladding giving a modern contemporary appearance although given it is located to the rear and not readily visible, replaces the existing rear extension, and is considered acceptable in this instance. The proposed detached garage incorporates a pitched tile roof and will be constructed in materials to match the main house and has also now been pushed 800mm further back from the front elevation making it slightly less prominent. The design and position of the garage is considered to be acceptable. The application also involves works to the front boundary to facilitate converting the existing garage and the construction of the new detached garage and the agent has confirmed that the existing low stone wall boundary with hedge behind will be replicated when the existing access point is block off and the front boundary re-instated. A one metre high electric gate will be installed across the new opening which is considered acceptable from a conservation and design perspective.

No tree works are involved in the application other than the removal of part of the front hedge which will be replaced like for like as part of the proposed works.

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 property sits between 1- 1.5m from the shared boundary with 1 Holly Road. To the side elevation of 1 Holly Road abutting the boundary is a garage attached to the side elevation and running the full length of the property. No 15 Holly Road is some 13m from the application property. There are no issues, therefore, with the rear extension or terracing guidelines set out in the Council's 'Extensions and Alterations to Dwellings' Supplementary Planning Document. The removal of the proposed rear dormers also makes the proposal less intrusive in terms of potential overlooking issues and is therefore an improvement on the original submission. The application is therefore also considered to be acceptable from a residential amenity perspective and the amendments made to the application are an improvement and will also remove the existing side dormer facing no 1 Holly Road. The proposal therefore also satisfies the requirements of Policy CDH1.8 of the Unitary Development Plan.

Impact on Highway and Pedestrian Safety the proposal involves the formation of a new vehicle access into the site and the blocking up of the existing access. Amended plans have now been received addressing highway comments and, as amended, the proposal is now considered to be satisfactory in terms of the impact upon highway and pedestrian safety. Conditions will be included on any approval relating to details of the closure of the existing access and formation of the new access. It is noted that Holly Road is a short road with relatively low levels of traffic.

RECOMMENDATION Grant subject to conditions.