

ITEM 5

Application Reference	DC/083441
Location:	Woodlands Ladybrook Road Bramhall Stockport SK7 3NB
PROPOSAL:	A part one storey part two storey front extension, a single storey rear extension, a two storey rear extension, a single storey side extension and external alterations
Type Of Application:	Householder
Registration Date:	16.11.2021
Expiry Date:	27.06.2022
Case Officer:	Sophie Anderson
Applicant:	Mr & Mrs Ramdass & Bhadra
Agent:	Archirama Ltd

COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee due to 10 letters of objection from neighbours, contrary to the officer recommendation to grant.

DESCRIPTION OF DEVELOPMENT

The application relates to a part one storey part two storey front extension, a single storey rear extension, a two storey rear extension, a single storey side extension and external alterations at Woodlands, Ladybrook Road.

The scheme as submitted has been amended from the previously withdrawn application (Planning Ref: DC/080911). The materials have been changed from matching brickwork, render and sandstone cladding to matching brickwork. The large full height glazing to the front (east) elevation has been removed and replaced with smaller windows. Windows to the rear (west) and side (south) have been reduced in size and repositioned. Flat roofed extensions to the front and side have been replaced with pitched roofs and the rear extension which relates to the proposed gym has been reduced in depth.

Since the initial submission, the scheme has been amended following officer concern to the proposal and discussions with the Council's Conservation Officer. The following amendments have been made including:

- Reduction in the extent of the single storey rear extension from 5.6m in depth to 4m in depth;
- Omission of a gable to the side (north) elevation and amendment of the roof design to that the plane of the roof is hipped and continuous from front to back;
- Cills/heads of windows to front elevation horizontally aligned;
- Black / dark grey aluminium windows and doors changed to white aluminium windows and doors;
- Conservation type roof lights specified, fitted flush with roof tiles.

Therefore, the amended scheme now being presented to Members is as follows:

The part one storey part two storey front extension would project forward by approximately 6.0m at ground floor level and 2.9m at first floor level. The height would measure approximately 3.7m at ground floor level with a part hipped / flat roof. At first floor level the height would match the existing ridge height with a hipped pitched roof. The existing single storey front extension would be demolished.

The single storey rear extension would measure up to approximately 4.0m in depth, approximately 8m in width and approximately 3.1m in height with a flat roof.

The two storey rear extension would measure approximately 4m in depth and approximately 7.3m in width. The height would match the existing ridge height with a pitched gable end roof.

The single storey side extension would measure approximately 3.0m in width, 17.5m in length and 4m in height with a lean to pitched roof.

The extensions would be finished in matching materials. White aluminium windows and doors, art stone heads and cills and conservation roof lights would also be installed.

SITE AND SURROUNDINGS

The application property relates to Woodlands, Ladybrook Road, Bramhall which is located within the Bramhall Park Conservation Area. Special planning controls are in place to preserve and enhance the special character and appearance of the conservation area (via an Article 4(2) Direction) and Tree Preservation Orders (TPO) are also in place.

The property is a detached red brick property with a grey tiled roof and white wooden window framed Georgian windows (with the exception of the two aluminium framed rear patio doors), set within a spacious plot and with mature landscaping.

There are a variety of property types and styles within the streetscene. The adjacent neighbours either side of the property are also large detached properties including Woodbrook to the north east and Old Wood to the south west. Immediately opposite are Dinglewood apartments.

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

HC1.3 Special Control of Development in Conservation Areas

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' Supplementary Planning Document (adopted in February 2011) states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment.

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) in 2021 replaced the previous NPPF (originally issued 2012 & revised in 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a "material consideration".

Para.1 "The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied".

Para.2 "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".

Para.7 "The purpose of the planning system is to contribute to the achievement of sustainable development".

Para.8 "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective*
- b) a social objective*
- c) an environmental objective"*

Para.11 *"Plans and decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

Para.12 *".....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".*

Para.38 *"Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible".*

Para.47 *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing".*

Para.126 *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".*

Para.134 *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

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

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an

area, so long as they fit in with the overall form and layout of their surroundings.

Para.157 states “In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.

Para. 194 “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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

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. 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.”

Para.219 “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.

Under S72 of the 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.

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

Reference: DC/080911; Type: HSE; Address: Woodlands, Ladybrook Road, Bramhall, Stockport, SK7 3NB, ; Proposal: Part single, part double storey front, side and rear extensions with associated remodelling and external works, extended driveway to front and render to external walls; Decision Date: 22-JUN-21; Decision: Withdrawn

Reference: DC/079808; Type: TCO; Address: Woodlands, Ladybrook Road, Bramhall, Stockport, SK7 3NB, ; Proposal: T1 small Cherry Fruit Tree - fell as low amenity value and owners wish to plant a hedge along this northern boundary also front garden is well stocked with trees and shrubs., Fell T2 small shaped Conifer to front left hand corner of house too close to ground floor rooms and is blocking light, replant similar (possible transplant) along southern boundary nearby., Fell T3 Cherry Fruit - roots are coming through above ground level causing nuisance such trip hazard and difficult to cut lawn no replanting as rear garden has many trees further to rear., HAR/CA29, TPO#: 77W - A3; Decision Date: 29-MAR-21; Decision: Granted

Reference: DC/073500; Proposal: G1. 3no.Birch. Front rhs. Remove the group of 3 trees along the right side boundary. G1 is located within 5m of the neighbours property and leaf fall is blocking gutters and the balcony drain/outlets. Root damage to both driveways is visible. replant with 1 hornbeam as a 6-8ft standard in a similar location. T2. Birch. Rear lhs. Remove the dying tree replant with 1 x Cherry planted as a 6-8ft standard in a similar location T3. Oak. Rear boundary. Pollard to 7.5m. T3 has suffered multiple large branch failures over the past 6 months resulting in property damage to the neighbours. TPO#: 77W, HAR/CA29.; Decision Date: 10-JUL-19; Decision: Granted

Reference: DC/057852; Proposal: see 22477 work spec and plan Farham T5, Cherry to reduce and reshape T6-T8, oak to reduce and reshape T9, oak to remove overhanging branches T10, silver birch to reduce and reshape. HAR/CA29, TPO 94E.; Decision Date: 27-MAR-15; Decision: Granted

Reference: DC/055572; Proposal: fell 1 x dead robinia and deadwood clean 1 x robinia tpo 77W; Decision Date: 10-JUL-14; Decision: Granted

Reference: DC/050474; Proposal: 2 Large Oak trees at the back boundary of our garden, the Oak on the left T2 has a thick crown commencing at approx 2m above ground level and cuts alot of light from the bottom of the garden, request to lift the

crown of T2 approx 6m up the trunk. T1 - Prunus at the front of the garden, this is split in 2 halves-one is half dead, and the live part is lopsided growing to one side. requests tree to be removed entirely. The property falls within the Bramhall Park Conservation Area, TCO 77W TPO HAR/CA29 ; Decision Date: 24-AUG-12; Decision: Granted

Reference: J/61111; Proposal: Two storey side extension; Decision Date: 03-NOV-94; Decision: Granted

Reference: J/23280; Proposal: Erection of dwelling house..; Decision Date: 23-JUN-81; Decision: Granted

Reference: J/22607; Proposal: Approval of siting of one house..; Decision Date: 07-APR-81; Decision: Granted

Reference: J/22468; Proposal: Approval of siting of one house..; Decision Date: 07-APR-81; Decision: Granted

NEIGHBOUR'S VIEWS

The owners/occupiers of 19 surrounding properties were notified in writing of the application. As a result of the site being located within the Bramhall Park Conservation Area, a site notice was displayed in the area and a press notice advertised the proposed development and invited representations. The neighbour notification period expired on the 13th December 2021 and 15 representations were received including 10 letters of objections, 2 representations and 3 letters of support.

The main causes of concern are summarised below:

- Loss of traditional wooden windows and change of window design.
- Design of flat roof.
- Modern design which is out of keeping with the surrounding properties and the conservation area.
- Large scale of works, dominant and overbearing.
- Errors and disinformation with the submitted application.
- Adverse impacts on neighbouring properties including; noise, amenity, loss of privacy/overlooking, overshadowing, light disturbance, light pollution and glare, odours and fumes from venting, concerns regarding access to works.
- Loss of open/non-built space.
- Harm to trees.
- Non-compliance with Supplementary Planning Documentation.

Letters of support can be summarised as:

- Nice design.
- As long as there is minimal disruption and noise, I am happy for this to go ahead.
- The scheme will enhance and modernise the existing external appearance of the property, which is currently somewhat dated and tired.
- The proposal is sympathetic to the immediate surroundings, which currently provides an interesting array of properties, both in terms of age, style and massing.
- I would like to offer full support for the proposed development.

Other neutral representations can be summarised as:

- The revised plans represent a reduction in size and are more sympathetic. Some concerns regarding privacy of neighbouring property but these could be addressed with conditions.

A planning and heritage statement and amended plans changing the colour of the windows and doors to white aluminium were submitted on 22nd February 2022 (Revision B). Neighbouring properties were re-consulted from 23rd February to 5th March 2022 and a further two objections were received from neighbours who had previously commented, these are summarised below:

- Planning and heritage statement – Criticisms with its late production and content.
- Concerns regarding relocation and potential exhausting of the boiler.
- The amendments make no concession to our concerns and are miniscule in the overall context of the proposed works.

Following discussions with the Council's Conservation Officer, amended plans were submitted on 15th March 2022 (Revision C) for the:

- Omission of a gable to the side (north) elevation and amendment of the roof design to that the plane of the roof is hipped and continuous from front to back;
- Cills/heads of windows to front elevation horizontally aligned;
- Conservation type roof lights specified, fitted flush with roof tiles.

Neighbouring properties were re-consulted from 21st March 2022 to 31st March 2022. A further two comments were received from neighbours who had previously commented to re-iterate previous concerns and make the following additional points which can be summarised as:

- The amendments are a very minor improvement to design details but do not address principal Conservation Area concerns or the fundamental planning issues.
- Concerns regarding the flat roof and roof lights remain.
- We continue to object and the previously uploaded objection statements still stand.

Further plans were also submitted on 24th May (Revision D) to reduce the extent of the single storey rear extension which relates to the proposed gym from 5.6m in depth to 4m in depth. Surrounding properties were not formally re-consulted on these amended plans as they were not considered to make significant amendments to the proposal.

CONSULTEE RESPONSES

Conservation and Heritage Team

The following comments on the current scheme have been received from the Council's Conservation Officer:

“Woodlands is a C20th detached house located within the Bramhall Park Conservation Area, set back from the street frontage to Ladybrook Road and occupying a large plot. The property frontage is open, affording direct views of the front elevation from the public realm. The property is subject to special planning controls via an Article 4(2) Direction to assist the ongoing preservation and

enhancement of the special character and appearance of the conservation area. A conservation area character appraisal is available from this link :

[Bramhall Park Text Only Conservation Area Character Appraisal \(live-iag-static-assets.s3-eu-west-1.amazonaws.com\)](https://s3-eu-west-1.amazonaws.com/bramhall-park-text-only-conservation-area-character-appraisal)

The original house has been previously altered and extended and is of no particular architectural or historic interest, making a neutral contribution to the special interest of the conservation area. Whilst there is a variety of architectural styles along Ladybrook Road, the building form and scale of Woodlands, together with its palette of external materials are broadly consistent with the prevailing character of the conservation area. Whilst the submitted plans involve further enlargement of the house, it is considered these will have a neutral impact upon the significance of the conservation area as a designated heritage asset. The design of the proposal has been amended in accordance with ongoing advice to the architect.

It is recommended that the following planning conditions are applied to any approval in order to ensure close attention is paid to the selection of external materials and architectural detailing :

- 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. The schedule shall also include details of design, materials and finish of verges/eaves. 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 and doors shall take place until details have been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing all windows to the front elevation shall be side hung or fixed casements with a painted exterior finish. All windows/doors shall accord with the approved details.
- 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.

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 Bramhall Park Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".

It is further recommended that an informative is added to the decision notice to inform the property owner that permitted development rights have been removed via an Article 4(2) Direction and any additional or associated proposed works to the building or within its curtilage may require planning permission. Trees within the site are protected by Tree Preservation Orders and any proposed works to trees will require permission from the Council."

Arboriculture Officer

The Council's Arboriculture Officer's comments are summarised below:

In principle, the scheme as a whole will have a negative impact on several low amenity/biodiversity trees in the area.

If the scheme is considered for approval then a detailed construction method statement is required if the joint owned tree is retained to overcome any negative impact on the trees.

A landscaping plan should be considered for planting with appropriate species for the local environment.

Protective fencing plan and an advisory restricting all access to the protected trees in the property and adjoining the property area will be required to limit any damage relating to tree issues.

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, 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.

Highways Engineer

The following comments on the current scheme have been received from the Council's Highway Engineer:

"I write with respect to application DC/083441 and advise I have no concerns with the proposal."

Condition:

The extended driveway space shall not be brought into use until it has been provided in accordance with the approved drawing, hard surfaced (in tarmac, block paving or

other non-loose material) and drained to a soakaway / SuDS system). The driveway shall thereafter be kept clear and remain available for parking of vehicles for the dwelling.

Reason: To ensure that the driveway is of a safe and practical design, in accordance with Policies SD-6 'Adapting to the impacts of climate change', SIE-1 'Quality Places', T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD."

ANALYSIS

The site lies within the Bramhall Park Conservation Area as identified on the Proposals Map of the SUDP Review.

In assessment of the application, it is considered that the main issues of contention are the scale and visual impact of the proposal in relation to the existing house and the Bramhall Park Conservation area, the potential harm to the amenity of the neighbouring properties and harm to trees.

Conservation and Design

Policy HC 1.3 'Special Control of Development in Conservation Areas' of the UDP provides the criteria for which development in Conservation Areas must be assessed against. The policy states that proposals within a Conservation Area will not be permitted unless the "*siting, scale, design, materials and landscaping of the development are sympathetic to the site and surroundings*". Proposals which fail to preserve or enhance the character of the conservation area will not be permitted.

Policy SIE-3 (Protecting, Safeguarding and Enhancing the Environment) of the Core Strategy requires clear and convincing justification in support of loss or harm to the significance of a heritage asset (which includes conservation areas), through alteration, destruction or development within its setting.

The NPPF sets out the following position:

Para. 194 "*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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*"

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. 196 *“Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”*

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. 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.”*

CDH 1.8: Residential Extensions of the UDP Review states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene.

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

The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them. Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the boroughs buildings and residential areas from unsympathetic changes by ensuring that new extensions are designed in context with their surroundings.

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

- Leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling.
- Not be obtrusive, prominent features in the streetscene.
- Respect the size and proportions of the existing house.
- Respect the architectural features, brickwork, stonework, colour and texture of the existing house.
- Front porches usually look best where the materials, glazing pattern and degree of roof pitch, match the existing house.
- Where there is a strong building line or an architectural cohesiveness to the street which would be broken, front extensions are unlikely to be acceptable.

Para. 6.2 of the SPD states:

“A single storey side extension should respect the form and design of the existing dwelling with a roof design that complements the existing appearance.”

Para. 6.3 of the SPD states:

“Rear extensions are sometimes visible from public areas and may be prominent for neighbours to the side and rear. Wall and roof materials should match those of the existing property. Rear extensions should respect the shape and form of the existing dwelling with a roof design that complements the existing appearance.”

Where a two storey rear extension or first floor rear extension is proposed, these should be avoided where they would be site adjacent to a party boundary, particularly on the south facing side. Individual circumstances will influence the acceptability of such extensions but ideally they should be sited away from the boundary to ensure the outlook of neighbouring properties is not overly harmed and an unacceptable loss of daylight is not experienced.”

This site is located within the Bramhall Park Conservation Area and is subject to an Article 4(2) Direction that provides for special planning controls to assist the preservation and enhancement the special character and appearance of the conservation area.

Within the letters of objection received, concern is raised that the proposals would be too large and the appearance of the property would not be in keeping with the surrounding properties and the Bramhall Park Conservation Area.

Following concerns raised to the initial proposal, the scheme has been amended and reduced in scale. The single storey rear extension (north west corner) has been reduced from approximately 5.6m to approximately 4.0m in depth. This change minimises the bulk of the single storey rear extension so that it would not be overly large. It would utilise a flat roof which is noted however, it would be sited to the rear elevation and not readily visible from public vantage points. Furthermore, it is considered that the use of a flat roof would minimise the massing of the extension and reduce the potential visual impact on the neighbouring property, Woodbrook.

Amendments have been made to omit the gable to the side (north) elevation of the part one storey part two storey front extension and change the roof design so that the plane of the roof is hipped and continuous from front to back. This change

rationalises the roof form and reduces its bulk and massing. At first floor level the front extension would be set approximately 0.3m behind the existing front elevation and would be subservient to it. At ground floor level the forward projection would be approximately 1.4m less than the projection of the existing single storey front extension to be demolished. The front extension would maintain a large area between the front of the extension and the front boundary to retain the appearance of openness around the dwelling. It is noted that the front elevations of the neighbouring properties are staggered and the extension would not extend beyond the line of the neighbouring property to the north east, Woodbank. Furthermore, both the neighbouring properties Woodbrook and Oldwood have garages that project forward from the front elevation. As such, the front extension would not be an obtrusive, prominent feature within the street scene or the conservation area.

The two storey rear extension would be set well away from the property boundaries and the pitched gable end roof is an acceptable design in keeping with the existing dwelling.

The proposed single storey side extension would have a design that is in keeping with the architecture of the existing dwelling and the conservation area; noting the use of a lean to roof.

Following concerns, materials have been amended to matching brickwork and white aluminium windows and doors to better match the materials used in the existing dwelling house.

The design of the windows to the front elevation have been amended to ensure the cills/heads are horizontally aligned. This helps rationalise and visually integrate the various elements that comprise the front elevation.

It is accepted that the extensions in their entirety are fairly substantial. However, the existing property is a large detached property set in spacious grounds with mature planting as shown in the photographs below.



Figure 1: View of the front of Woodlands from Ladybrook Road



Figure 2: Photograph of the rear garden



Figure 3: Aerial view of Woodlands (source Google Earth)

The majority of the site would remain undeveloped and the works would not result in overdevelopment of the plot.

Following the amendments and reduction in scale, it is considered that the works are in proportion with the existing main dwellinghouse and would not be out of character with the existing dwelling and the wider Bramhall Park Conservation Area.

The Council's Conservation Officer has examined the proposals and considers that the building form and scale of Woodlands, together with the palette of external materials are broadly consistent with the prevailing character of the conservation area. He concludes that the further enlargement of the house would have a neutral

impact on the conservation area subject to conditions relating to materials, door and window details and roof lights. As such, the impact of the proposals on the Bramhall Park Conservation Area is considered acceptable.

In view of the above, it is considered that the development would be in keeping with the existing dwelling and would not result in harm to the character or appearance of the Bramhall Park Conservation Area in accordance with UDP policies CDH1.8 and HC 1.3, Core Strategy policies SIE-1 and SIE-3. It would also comply with relevant sections of the Extensions SPD and the Revised NPPF.

Neighbour Amenity

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

The Councils 'Extensions and Alterations' SPD states that an extension which is sited close to a window belonging to a habitable room of a neighbouring dwelling or its private garden area, can create a poor living environment for the occupier in terms of overshadowing and intrusiveness.

In determining planning applications for extensions the SPD advises that the most common problem can be the effect on the amenities of neighbouring properties. Poorly designed or overly large extensions can cause a loss of outlook, overshadowing or an overbearing impact to neighbouring properties. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

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

Letters of objections from neighbouring properties have raised concern regarding harm to the amenities of neighbouring properties including loss of privacy and overlooking, the works being overbearing and loss of light.

No windows are proposed in the side elevations of the extensions facing the neighbouring property to the north east, Woodbrook. There do not appear to be any original, principle, habitable room windows to the side elevation of the neighbouring property. A new window is proposed in the side elevation of the existing dwelling at ground floor level and an existing window in the side elevation of the garage would form a window in the side elevation of the media / games room, however, as there is a distance of over 1m to the property boundary and timber fencing on the property boundary measuring approximately 1.7m high, these would not result in any undue overlooking or loss of privacy. Amendments have been made to reduce the depth of the single storey rear extension from approximately 5.6m to approximately 4m in depth and there is a distance of approximately 1.1m from the property boundary with Woodbrook, this is in full compliance with the guideline for extensions in such locations as found in the SPD. Amendments to omit the gable and hip the roof of the part one part two storey front extension have reduced the bulk and massing of this element and it is considered that this element would not have an overbearing impact.

Several windows are proposed in the side elevations of the extensions and the existing property facing the neighbouring property to the south west, Oldwood. There are no original, principle, habitable room windows to the side elevation of the neighbouring property. Although amendments have been made to reduce the extent of the glazing compared to the previously withdrawn application (Reference: DC/080911) at ground floor level there would be three large full height windows and one other smaller window in the south west elevation and at first floor level there would be six windows. The windows in the south west elevation at first floor level would be conditioned to be obscure glazed to reduce opportunities for overlooking and loss of privacy to this neighbouring property. At ground floor level, given that the windows are over 1m from the property boundary and there is existing mature planting and fencing on the property boundary, the windows are not considered to result in any undue overlooking or loss of privacy to this neighbouring property.

The two storey rear extension would be approximately 8.0m away from the property boundary with Oldwood to the south west and approximately 8.5m away from the property boundary with Woodbrook to the north east. As such, the two storey rear extension would not be overbearing or result in a loss of daylight to these neighbouring properties.

Given the separation distances, the proposals would not adversely affect the amenities of neighbouring properties to the front or rear.

Additional roof lights are proposed in the roofs of the extensions and in the existing property however these would not cause undue loss of amenity or privacy to any neighbouring property.

As such, it is considered that the proposal would not unduly impact on the residential privacy or amenity of any surrounding property in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Trees

Trees within the site are protected by Tree Preservation Orders and any proposed works to trees require permission from the Council.

Concerns were raised regarding potential harm to trees.

The proposed development would involve the removal of several trees and shrubs of low quality due to their proximity to construction activity.

An Arboricultural Impact Assessment with Tree Protection Measures accompanies the application. The tree protection measures contained within the report would be required by condition.

The Council's Arboriculture Officer has reviewed the application and confirmed the impact on trees is acceptable subject to the conditions to protect existing trees and to provide details of tree planting.

Further conditions would also be required to require a detailed construction method statement if the joint owned tree (T4 as shown in the Arboricultural Impact Assessment with Tree Protection Measures) is to be retained. If the tree was to be removed, permission would need to be agreed with the neighbour.

A landscaping plan with appropriate species for the local environment would also be required by condition to mitigate the loss of trees / shrubs.

Parking & Highway Safety

The Council's adopted parking standards allows for a maximum of 2 parking spaces per dwelling.

The proposal would extend the existing driveway to accommodate two vehicles. Concerns were raised that there would be a loss of green space due to the enlarged parking area however, the majority of the front garden would remain undeveloped. The highway engineers has raised no objections to the scheme subject to a condition regarding the materials to surface the extended driveway.

The proposal is considered acceptable in terms of parking and highway safety.

Other Matters

Comments failing to understand why a family of three require such a vast extension are not a justification for an objection.

Comments regarding errors and disinformation with the submitted application have been noted and information checked where necessary.

With regard to any noise, odours or fumes from venting, these are not a material planning consideration for a householder planning application. However, should any noise, odours or fume issues arise, this would need to be reported at the time and would be dealt with under separate legislation as a statutory nuisance by environmental health.

Concerns were made that access would be required to neighbouring properties. In response, the proposed works would be within the curtilage of the property boundary as shown on the submitted location plan and access would not be required from neighbouring properties.

Conclusion

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling and it would not result in harm to the character or appearance of the Bramhall Park Conservation Area in accordance with UDP policies CDH1.8 and HC 1.3, Core Strategy policies SIE-1 and SIE-3.

The proposal would not unduly impact on the residential amenity and privacy of the surrounding properties and would comply with UDP policy CDH1.8 and Core Strategy policy SIE-1.

The proposal would be acceptable in terms of trees and parking and highway safety.

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

RECOMMENDATION

Grant subject to conditions.

BRAMHALL AND CHEADLE HULME SOUTH AREA COMMITTEE 23rd JUNE 2022

The Planning Officer introduced the application and corrected errors within the report:

- 1st the planning permission ref DC/056259 referenced in the report relates to the neighbouring property Woodbrook rather than Woodlands.
- 2nd J/61111 the report does not include reference to a two-storey side extension, granted November 1994
- Lastly; the existing windows and doors are a mixture of timber and aluminum rather than UPVC.

Councillors asked a number of questions and seeking clarification regarding the positioning of windows and the need for obscure glazing, the status of landscaping noting that whilst trees are protected by TPOs shrubs and hedgerows would need to be retained through conditional control. In response to clarification regarding the position of an extraction vent with respect to associated fumes the Planning Officer responded that this would not be sufficient to withhold permission. In response to why further neighbour notification had been undertaken following the latest submitted the Planning Officer confirmed that officers have discretion and in this case did not consider it was necessary to undertake further neighbour notification. The appropriate use of materials in respect of the window frames was questioned with the Planning Officer clarifying that aluminium frames are proposed the details of which would be controlled by planning condition. In response to questioning the amount of amenity space that would be retained the Planning Officer clarified that the property benefitted from a spacious garden areas in excess of SPG guidelines.

An objector speaking on behalf of 10 neighbours spoke against reiterating grounds of objection summarized in the report. The objector stated that the application fails to meet statutory requirements doesn't include a DAS only a late Planning & Heritage Statement. The application differs little from a previous application withdrawn with cosmetic amendments and a small reduction. The extensions would be overly large and not subordinate in terms of massing scale and appearance; failing to preserve and enhance the special character and appearance of the Conservation Area and raising concerns over the size of the extensions and their harmful impact on the character or appearance of the street scape and locality's character more widely. Concerns were highlighted that the application fails to meet supplementary planning requirements in respect of maintaining good standards of amenity and privacy for neighbouring occupiers.

The applicant's agent spoke in favour of the application - Outlining that the design has resulted from positive negotiation with officers and that the extended house would have a neutral impact on the special character and appearance of the wider Conservation Area and improve the overall appearance of the property. With regards to concerns about privacy it was stated that there are already habitable room windows at a ground floor and there is existing screening and the windows would be facing a blank gable elevation as such there would be no overlooking.

Following debate Councillors noted that the application is contentious and in being fair to all parties it would be appropriate to take a closer look at the windows in the side elevation and their impact or otherwise on privacy of neighbouring residents. In addition further clarity from Conservation Officer with regards to the appropriateness of utilising aluminium windows was sought.

Site Visit agreed. Monday 4th July 2022, PHR on 7th July 2022.