

ITEM 2

Application Reference	DC/083756
Location:	Burnside 106 Hollins Lane Marple Bridge Stockport SK6 5DA
PROPOSAL:	Proposed kitchen and family room extension to rear of existing dwelling and proposed 1 bed apartment above existing detached garage, all to improve or provide supported living accommodation
Type Of Application:	Householder
Registration Date:	18.02.2022
Expiry Date:	15.04.2022
Case Officer:	Anthony Smith
Applicant:	Mr and Mrs. Miller
Agent:	Pulmann Associates

COMMITTEE STATUS

Should the Marple Area Committee be minded to grant permission under the Delegation Agreement the application should be referred to the Planning & Highways Regulations Committee as the application relates to a Departure from the Statutory Development Plan.

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for a *“Proposed kitchen and family room extension to rear of existing dwelling and proposed 1 bed apartment above existing detached garage, all to improve or provide supported living accommodation*

To the existing dwelling would be a single storey rear extension. It would project out 3.1m from a recessed section of the rear elevation to form a uniform rear elevation. The width would be 3.3m and the height 2.3m with a flat roof. The extension would serve an extended kitchen area. Materials include white render.

The dwelling also includes a detached garage, sited to the west of the main dwelling. It is 5.4m wide, by 7.75m long and 2.5m with a flat roof. It is proposed to add another storey increasing

the height to 6.1m with a pitched roof. This is to provide supported ancillary accommodation for a family member. Materials include timber cladding and render.

SITE AND SURROUNDINGS

The applicant's property is a semi-detached three storey property with a pitched roof and finished in white render. The windows are white UPVC. Vehicular access is gained from Hollins Lane via a private track. The site is built into the side of the valley and this does mean steep changes in gradient in most directions around the site.

Part of the site is located in the Mill Brow Conservation Area, which is covered by an Article 4 (1) direction. The dwelling is in the Conservation Area but the detached garage sits outside.

The entire site is in the Green Belt. There is one neighbouring property which is the adjoining semi-detached dwelling. Surrounding the site are fields and mature woodland.

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 May 2006 (SUDP) which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004:

GBA1.2: CONTROL OF DEVELOPMENT IN GREEN BELT

GBA1.5: RESIDENTIAL DEVELOPMENT IN GREEN BELT

CDH1.8: RESIDENTIAL EXTENSIONS

HC 1.3: SPECIAL CONTROL OF DEVELOPMENT IN CONSERVATION AREAS

- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17th March 2011.

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

SIE-1: QUALITY PLACES

SIE-3: PROTECTING, SAFEGUARDING AND ENHANCING THE ENVIRONMENT

N.B. Due weight should be given to relevant SUDP and CS policies according to their degree of consistency with the National Planning Policy Framework ('NPPF') issued on 27th March 2012 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may

be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') launched on 6th March 2014.

National Planning Policy Framework Conformity

The Planning Advisory Services' National Planning Policy Framework Compatibility Self-Assessment Checklist has been undertaken on Stockport's adopted Core Strategy. This document assesses the conformity of Stockport's adopted Core Strategy with the more recently published NPPF and takes account of saved policies from the Unitary Development Plan where applicable. No significant differences were identified.

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless, it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

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

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 20th July 2021 replaced the previous revisions. 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 applied¹. It provides a framework within which locally-prepared plans for housing and other development can be produced”*

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. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection”.*

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. 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.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.137 “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

Para.147 “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

Para.148 “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para.149 *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”.

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 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. 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*

Para 201 *“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 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.*

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)*

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.

NEIGHBOURS VIEWS

The owners/occupiers of three surrounding properties were notified in writing of the application. The initial neighbour notification period expired on the 30th June 2022.

The application has also been advertised by a site and press notice as it is considered a departure from the development plan.

No representations from the public have been received

CONSULTEE RESPONSES

Conservation Officer

Burnside is located within the Mill Brow Conservation Area and is subject to special planning controls in order to assist the ongoing preservation and enhancement of the special character and appearance of the conservation area. The detached garage that serves the house and is also the subject of the current application is located just outside the conservation area boundary. Consideration of the current application should therefore take into consideration the potential impact upon the setting and special interest of the conservation area.

Given the location of the site, set within a densely wooded valley, the impact of the proposals upon the special character and appearance of the conservation area and upon key views will be negligible. The scale, height and location of the proposals in relation to the existing house and neighbouring properties will not be harmful to the special interest of the conservation area or its setting. The special circumstances put forward in support of the scheme are noted and it is acknowledged that the design of the current proposals have been amended, with the proposed overall mass reduced and a more integrated design achieved. It is recognised that the nature of the site layout and topography restricts the opportunity to consider potential alternative options, such as conversion of the existing garage and provision of external parking elsewhere within the plot.

Careful attention will be required to ensure the selection of external materials to the extensions is compatible with the existing house and it is therefore recommended that the following condition be applied to any approval:

Condition

The materials of the external construction of the extension shall be identical in appearance to those used on the existing building, or such alternative materials, samples of which have been submitted to and 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 Mill Brow Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".

Public Right of Way Officer

PROW Number: 83M

The development as outlined will not affect the Public Right of Way in the long term, although it may be in the interests of the owners to make an application for a permanent diversion.

During the construction phase the work is likely to affect the actual line of the Right of Way, and therefore a Temporary Traffic Regulation Order may be necessary to effect a diversion for the duration of the works.

Highway Engineer

On the basis that the proposed apartment is to be used solely in connection with the existing family house and not as a sub-let or holiday home, the proposed alterations are unlikely in themselves to result in any change in the volume or nature of traffic to the site such as to result in any significant impact on the highway.

There is no change to access or to parking provision.

Recommendation: No objection subject to condition restricting use

Condition

The approved residential accommodation above the garage shall remain ancillary to the residential use of the dwelling known as Burnside. It shall at no time be used, let or sold as a separate dwelling.

Reason

To ensure that the proposed development does not result in a level of vehicle movements to / from the site greater than the level considered as part of the planning application and that an appropriate level of parking is provided, having regard to Policies 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

Residential Amenity

Key sections of the Extensions and Alterations to Dwellings SPD (relating to privacy and amenity) state:

“Neighbouring occupiers are entitled to a reasonable level of privacy, both within their homes and outside in their private gardens. In determining planning applications, the Council will ensure that new extensions do 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.

The Council will not normally protect privacy to windows to non habitable rooms, secondary, high level and obscure windows or where windows have been added to the original dwelling under permitted development rights. In assessing the effect of an extension on privacy and overlooking, the individual circumstances of the property will be taken into account.”

“An extension to a property should not harm a neighbouring occupiers’ daylight to an unacceptable degree. When assessing this, the impact of the proposal on the amenity of the dwelling as a whole will be considered. Particular attention will be given to protecting principal habitable room windows. The Council will not normally protect daylight to secondary, high level and obscure windows or where windows have been added to the dwelling under permitted development rights.

The following general guidelines will be considered when assessing the effect on daylight and outlook:

Overshadowing should be minimised. Extensions should not unduly reduce the amount of daylight or natural sunlight entering the original, principal habitable room windows of neighbouring dwellings.

The bulk, height and overall massing of an extension along or adjacent to common boundaries should be kept to a minimum. Original principal habitable room windows should not be made to look out directly onto two storey side elevations of extensions.

Single storey rear extensions (6.3 of the SPD)

“A single storey rear extension should take account of the following:

Project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property.”

Adjoining house-106A Hollins Lane

As mentioned previously, there is one dwelling close to the applicant’s house and that is the adjoining semi-detached property.

The proposed single storey rear extension would be sited away from the neighbouring property with at least 10m of separation. Therefore, there would be no undue loss of amenity due to the single storey rear extension.

Similarly, the increase in height to the detached garage would also be comfortably separated from 106A Hollins Lane and it would not cause any undue loss of amenity.

The impact on all neighbours amenity is judged to be acceptable.

In conclusion, it is considered that the proposal would be in compliance with amenity policies as advised above (UDP policy CDH1.8 and Core Strategy policy SIE-1 as well as the NPPF and Extensions SPD).

Design (including Conservation)

Policies contained within the Core Strategy and the Saved UDP are clear when they state that proposed developments should be of good, high-quality design and not adversely affect the character of the streetscene.

These policies (SIE-1 in the Core Strategy and CDH 1.8 in the Saved UDP) are further supported by the Extensions and Alterations to Dwellings SPD. The following extract from the SPD are relevant to the application;

“Any extensions or alterations to a property should:

- ***Respect the form, shape, symmetry and proportions of the existing dwelling and complement 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)."***

As noted, the dwelling is located in the Conservation Area.

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 194 of the NPPF).

Saved UDP policy HC1.3 (special control of development in Conservation Areas) 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.

The scheme has been examined by the council's Conservation Officer. The amendments made during the course of the application process are welcomed as they have reduced the mass of the garage extension, resulting in a more harmonious scheme.

The proposed single storey rear extension would have an acceptable impact, subject to conditions relating to the materials.

The Conservation Officer has confirmed that the scheme would have an acceptable impact on the Mill Brow Conservation Area.

In summary, the extended house and works to the detached garage would be subservient to the existing dwelling and would also respect the character and appearance of the street scene and surrounding locality. The extensions would be sympathetic. As such, the proposal would be in compliance to saved UDP policies CDH1.8 and HC 1.3 as well as Core Strategy DPD policies SIE-1 and SIE-3 and the Extensions SPD.

Green Belt

Saved UDP Policy GBA1.2 states that there is a presumption against the construction of new buildings within the Green Belt unless it is for certain purposes, including limited extension and alterations to existing dwellings.

Saved UDP policy GBA1.5 states that proposals relating to existing residential uses may be permitted in certain cases, including alterations and extensions where the scale, character and appearance of the property would not be significantly changed.

The interpretation of significant change will vary according to the character of the property but as a general guideline, extensions which increase the volume of the original dwelling by more than about one third are unlikely to be acceptable.

The material test to the acceptability of proposals within the Green Belt is the impact of the siting, size and scale of the proposal on the character and appearance of the dwelling and on the overall openness of the Green Belt.

House- Single storey rear extension

Original dwelling- 1368.4m³

Existing extensions- 243.06m³

Existing dwelling- 1611.46m³

Proposed extension- 53.9m³

Proposed dwelling- 1665.36m³

Total extensions (existing and proposed) = 287.22m³ which equals 20.9% volume of the original house.

In this respect, the volume of the proposed extension to the dwelling would clearly comply with the one-third increase in volume referenced in policy GBA1.5.

This aspect of the proposal would represent appropriate development within the Green Belt (an appropriate sized extension to an existing building) and comply with adopted planning policy.

Garage-additional storey to accommodate supported living

The existing garage has a footprint of 5.4m wide, by 7.75m long and 2.5m with a flat roof. It is proposed to retain the footprint but increase the height to 6.1m and include a pitched roof.

Existing Volume- 81.08m³

Proposed Volume- 167.31m³

This would clearly be considered a disproportionate addition to an existing building.

It is important to note that this garage building and the existing dwelling are two separate entities in Green Belt considerations, hence they are part of separate paragraphs.

Where development is considered inappropriate, it should only be granted where 'Very Special Circumstances' exist. The material test to the acceptability of proposals within the Green Belt is the impact of the siting, size and scale of the proposal on the character and appearance of the dwelling and on the overall openness of the Green Belt.

It is considered there are 'Very Special Circumstances' to justify the scheme, the conclusions of which are provided below;

- The applicant has adequately demonstrated the need for the space. As taken from the submitted Planning Statement (which is available on the council's website), the applicant's adult son has severe autism. The purpose of the extra space is to support him in progressing towards a more independent lifestyle as he gets older.
- The application is supported by various medical letters- including an NHS Consultant. It is considered that a greater degree of independence and development of skills can be achieved by separating the living accommodation (rather than providing the space within the main family dwelling). Therefore, the need for the space has been properly demonstrated
- The design of the proposed outbuilding is considered appropriate for the site and wider area. The outbuilding would be approximately 4.5m away from the main dwelling. Therefore,

when viewed from other local areas, it would appear close to the main dwelling, which does assist in reducing its impact. The proposed materials would also be appropriate for its setting.

- The applicant has also demonstrated it would not be possible to erect a further outbuilding within their curtilage (of a single storey nature). There is an absence of flat ground within the curtilage. The existing dwelling and garage are carved into the valley side and it would not be possible or feasible to erect any further buildings within the curtilage.
- It would also not be possible to convert the existing garage into supported living space. Due to an absence of suitable car parking spaces to serve the properties down the private track, the applicant has to use the garage to park one of their cars.
- The proposed extension does not harm the openness of the green belt due to the above factors.

The proposed scheme in this planning application demonstrates acceptable design and would not be an incongruous addition to the streetscene, nor it would unduly impact the openness of the green belt due to the reasons above. The applicant has demonstrated a clear need for the additional storey and has also demonstrated how this design is the only feasible/realistic option to provide the space.

Energy Efficiency

Core Strategy DPD policy SD-2 states that the Council recognises the importance of improving the energy performance of Stockport's existing building stock. Therefore, energy efficiency measures and low carbon and renewable technologies are encouraged. Planning applications for changes to existing domestic dwellings will be required to undertake reasonable improvements to the energy performance of the dwelling. Improvements will include, but not be restricted to: loft and cavity wall insulation, draught-proofing, improved heating controls and replacement boilers. Applicants will be asked to complete a checklist to identify which measures are appropriate to their home.

The local planning authority has received a checklist and Policy SD-2 is complied with.

OTHER CONSIDERATIONS

It is noted that the proposal has not attracted any objections from any internal consultees (Highway Engineer, Conservation Officer, Public Right of Way Officer). Suitable conditions will

be imposed should the application be approved and those are noted in an earlier section of this report

No objections or any other representations have been received from any neighbours.

Summary- 'Sustainable Development'

Overall the proposal is in compliance with adopted planning policy and guidance.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. Paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and Paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system.

In this instance there are several benefits that weigh in support of the proposal, in particular acceptable design, impact upon residential amenity and the submission of an energy checklist.

The proposal would not unduly impact on the residential amenity of the surrounding properties or prejudice a similar development by a neighbour, in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area (Including the Mill Brow Conservation Area). As such, the proposal would be in compliance to saved UDP policies CDH1.8 and HC 1.3 as well as Core Strategy DPD policies SIE-1 and SIE-3 and the Extensions SPD.

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

Whilst the proposed additional storey to the garage constitutes inappropriate development within the Green Belt (in planning policy terms), it would have only limited harm to the openness of the Green Belt and the case for 'Very Special Circumstances' is sufficient to outweigh harm by reason of inappropriateness.

On balance the proposal amounts to Sustainable Development, consequently it is recommended that permission be granted subject to appropriate planning conditions.

Conclusion

In considering the planning merits against the NPPF as a whole the proposal represents sustainable development; Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be granted subject to conditional control.

Recommendation

Grant- with conditions (including a condition ensuring the garage shall remain ancillary to the residential use of the dwelling known as Burnside)