

ITEM 7

Application Reference:	DC/089946
Location:	3 Yew Tree Grove Gatley Cheadle Stockport SK8 3TJ
PROPOSAL:	Proposed front and rear extensions. Increase of roof to form living accommodation and alterations to elevations. Proposed single-storey granny annexe outbuilding. (Re-submission of DC/089437)
Type of Application:	Householder
Registration Date:	28.09.2023
Expiry Date:	23.11.2023
Case Officer:	Rob Farris
Applicant:	Mr Muhammad Zeeshan Sarwar
Agent:	Mr Saghir Hussain- Create It Studio Architects

COMMITTEE STATUS

Application referred to the Cheadle Area Committee due to the number of representations received that are against Officer recommendation.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for front and rear extensions, an increase in roof height to form living accommodation and alterations to elevations. A single-storey granny annexe outbuilding is also proposed.

This application is a resubmission of a previously withdrawn application (DC/089437), which is itself a resubmission of a previous application (DC/079925) granted planning permission by this Committee in August 2021. Application DC/079925 proposed a single-storey rear extension, an upward extension to form living accommodation, and a single-storey granny annexe outbuilding. This application proposes the same extensions and alterations, with the addition of a front extension, a first floor rear dormer, and additional roof lights to the rear extension and the outbuilding.

The proposed ridge height of the property would be raised by 600-750mm. The dwelling's eaves height would increase by approximately 500mm, managed by the formation of a 'hidden' flat roof containing roof lights. A near-identical proposal is approved in DC/079925.

The first floor side extension above the existing garage, set back approximately 3.3m from the front wall of the dwelling, would project up to the west side party boundary, shared with 1 Yew Tree Grove. The extension would not encroach the neighbouring property, and

would contain a rear dormer, proposed to lead to a non-habitable room. A similar proposal has been approved in DC/079925, with differences including the rear dormer and an increase in the length of the extension, from 5.3m to 6.2m.

The front extension would project approximately 1.4m beyond the front main wall of the dwelling, running level with the existing front porch wall along the 13.0m principal elevation. The porch would subsequently project 1.0m beyond its current position, 2.7m in length and matching the height of the proposed ridge line (5.7m). Like application DC/079925, three (3) dormers are proposed within the front extension, two of which would serve habitable rooms, with the central, glazed dormer serving a void area. The dormers have been altered from their approved appearance, made larger in size and massing. The dormer on the eastern side of the front elevation, approved with a 300mm distance from the proposed roof slope, is now proposed to run level with the roof slope, and the western dormer would undergo a similar alteration, increasing in size to maintain a relatively symmetrical appearance of the dwellinghouse, reducing the distance between itself and the roof slope from 600mm to 235mm.

The single storey rear extension would project 3.7m beyond the rear garage wall and 3.2m beyond the west side wall of the lounge, headed by a hipped roof containing two (2) roof lights on the east and west-sloping roof sections. This has been approved in DC/079925, though the proposed roof lights are a new element to the proposal.

The rear infill extension would measure 2.19m x 1.7m, in an area between the existing dining room, bathroom and bedroom. The infill extension would utilise a first floor dormer to create functional space. This has been approved in DC/079925.

The rear outbuilding would measure 6.1m x 4.7m (length x width), with 2.65m eaves and 3.56m at maximum height, sporting two (2) south-facing roof lights, a west-facing window, and sliding glass doors along the south and half of the west walls. This has been approved in DC/079925, though an additional roof light is proposed in this application.

The materials proposed for construction of the development would match those on the existing dwelling.

SITE AND SURROUNDINGS

The property (3 Yew Tree Grove, Gatley) is a detached bungalow dwelling located in a predominantly residential area consisting exclusively of detached properties, many of which are single storey bungalows with moderate-to-large curtilages providing open front and rear garden and driveway areas. There is little uniformity within the street scene, with a weak building line measured between properties 1-11 Yew Tree Grove, and several architectural designs and overall appearances, including size and massing, observed within the street scene.

The applicant dwelling, heavily screened on all elevations by hedging and boundary gates, has a hipped roof design over the main, original dwelling, a side garage with a flat roof, and

a gable-fronted porch and lounge room on the front and rear elevations, respectively, sharing a boundary with five (5) surrounding properties (1 and 5 Yew Tree Grove to the sides, and 2, 2a, 4 Falls Grove to the rear).

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires applications/appeals to be determined in accordance with the Statutory 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 (SUDP) 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 (CS) adopted 17th March 2011.

Saved policies of the SUDP Review

- CDH1.8: RESIDENTIAL EXTENSIONS

UDP policy CDH1.8 states that the Council will grant permission for an extension provided that the proposal, amongst other issues, does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion or loss of privacy.

LDF Core Strategy/Development Management policies

- SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

This policy requires the applicant to submit an “Energy Efficiency Checklist”. Policy SD-2 requests that applicants undertaking extensions to residential properties should take reasonable steps, where possible and practical, to improve the energy performance of the existing dwelling.

- H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

This policy requires the design and build standards of new residential development to be high-quality, inclusive, sustainable and contribute to the creation of successful communities. Proposals should respond to the character of the local area’s distinctive layout, scale, and appearance. Good standards of amenity and privacy should be provided for the occupants of both new and existing housing.

- SIE-1: Quality Places

This policy states that specific account should be had of a number of issues, including provision, maintenance, and enhancement of satisfactory levels of privacy and amenity, existing and neighbouring users and residents.

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.

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

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 September 2023 and replaced the previous NPPF (originally issued 2012 & revised 2018, 2019, and 2021). 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 represents the government's up-to-date planning policy which should be taken into account in dealing with applications, and 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.

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

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/089437; Type: HSE; Address: 3 Yew Tree Grove, Gatley, Cheadle SK8 3TJ; Proposal: Front and rear extensions. Increase of roof to form living accommodation and alterations to elevations. Proposed single-storey granny annexe outbuilding.; Decision Date: 22.09.2023; Decision: Withdrawn

Reference: DC/079925; Type: HSE; Address: 3 Yew Tree Grove, Gatley, Cheadle SK8 3TJ; Proposal: Single-storey rear extension. Increase of roof to form living accommodation and alterations to elevations. Proposed single-storey granny annexe outbuilding; Decision Date: 11.08.2021; Decision: Granted

Reference: DC/061426; Type: HSE; Address: 3 Yew Tree Grove, Gatley, Cheadle SK8 3TJ; Proposal: Single storey rear extension; Decision Date: 04.05.2016; Decision: Granted

Reference: J/18738; Type: HSE; Address: 3 Yew Tree Grove, Gatley, Cheadle SK8 3TJ; Proposal: Garage; Decision Date: 25.02.1980; Decision: Granted

NEIGHBOURS VIEWS

The owners/occupiers of seven (7) surrounding properties were notified in writing of the application. The neighbour notification period expired on 26th October 2023. Objections from five households were received in respect of the application, with the following comments made across three separate documents:

- This form of development could set a precedent for similar development, disrupting the area's 'bungalow' character;
- Overshadowing of nearby properties;
- Overlooking of nearby properties
- Incorrect information provided in the application form
- The number and frequency of planning applications submitted at the property are excessive.

CONSULTEE RESPONSES

No consultee comments were received in respect of this application.

ANALYSIS

The site is located within a Predominately Residential Area as identified on the Proposals Map of the SUDP Review.

Planning permission has been granted for much of the proposed development under application DC/079925, which was considered by this Committee in August 2021. The proposed single storey rear extension, the upward extension, and the outbuilding benefit from planning permission; as such, this application proposes the same extensions and alterations, with the following proposed additions:

- front extension;
- roof lights on the single storey rear extension and outbuilding;
- rear dormer extension.

The remaining analysis of this application focuses on the above following elements only, as their addition to the developments granted permission in the previous application, is not considered to materially alter the granted extensions in a manner that would result in unacceptable development.

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

The 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 extracts from the SPD are relevant to the application:

5.1 Character and Appearance

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).*

6.2 Front extensions / porches

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.*
- *Not unduly affect neighbours amenity.*

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.

6.5 Roof extensions / dormers

A number of dormer roof extensions to the rear of properties are now likely to fall under permitted development and therefore may not require permission. Those which do require permission should follow the following guidelines.

A dormer at the rear of the house is usually more acceptable than one at the front as it will be less readily seen by the public. Exceptions may occur where such features are typical of the local area.

Dormers should:

- *Be designed to be in proportion to the roof and set into the roof slope so that they are not a dominant feature, small dormers set below the existing ridge line are likely to be more acceptable.*
- *Have a pitched roof, flat roof dormers added to pitched roofs look out of place and are generally unacceptable.*
- *Echo the window design and attempt to align vertically with the fenestration below.*
- *Be constructed from materials to match the existing roof. i.e clad in tiles / slates matching the colour and texture of the existing roof. Dormers clad in UPVC or board are unlikely to be acceptable.*
- *Not result in undue overlooking of a neighbouring property.*

Dormers should form part of the roof instead of dominating the roof scene...

The proposed roof lights on the single storey rear extension and the additional roof light on the south-facing roof slope of the outbuilding are not considered to unduly impact visual or residential amenity. The roof lights and the associated extension would not be visible from any public vantage points, including the street, and would not allow for overlooking into any surrounding dwelling or its private amenity area, as the lights would be 'high-level' (greater than 1.7m from floor level) and do not directly face any nearby neighbouring windows.

The rear dormer extension would lead to a non-habitable room, but due to its raised position, it would allow for unrestricted overlooking into the private garden area of no.1 Yew Tree Grove, and the gardens and rear windows of 2, 2a, and 4 Falls Grove to a lesser extent. It is annotated on the submitted plans that the dormer would use obscure glass, and as such the condition is to be included, requiring that development not be occupied until the window is installed with obscure glass of or equivalent to "Pilkington" Level 4 or 5, and shall be subsequently retained as such. This would safeguard the privacy of the neighbouring properties, in compliance with Policy SIE-1 "QUALITY PLACES" of the adopted Stockport Core Strategy DPD and Saved Policy CDH1.8, "RESIDENTIAL EXTENSIONS", of the Stockport Unitary Development Plan Review. The dormer presents no significant issues relating to visual amenity, as it is located to the rear of the dwelling, would not be visible from public vantage points, and matches the materials, roof design and subordinate appearance of the two other proposed gables on the rear elevation and main dwelling structure, granted planning permission under DC/079925.

The remaining analysis focuses on the proposed front extension.

Design & Visual Amenity

The UDP Review Saved Policies states that proposed extensions should not compromise the amenity space of the existing dwelling, including private garden space. The proposed front extension would result in no loss of front garden space and is therefore considered to have a negligible impact on the loss of amenity space.

The applicant dwelling is a detached bungalow that is situated in a street scene which comprises detached bungalows situated on modest plots. There are a mix of housing types, roof types and materials of construction in the local area, and relatively little overall uniformity.

The materials proposed for use would match those used on the existing dwelling. White render and black/grey windows are common materials in the immediate area, with white render being the predominant external material on the road's properties (3, 4a, 5, 7, 9, and 11 Yew Tree Grove, 141 Styal Road, and 3 Motcombe Road), and darker windows on several of the properties that have undergone recent development (4a and 6 Yew Tree Grove). It would be unreasonable to use the proposed materials as grounds for refusal, as they match the existing building.

The proposed roof forms, level of fenestration and design is considered acceptable, as the form, shape, proportions, and symmetry of the existing dwelling would be respected, and as such would not be an incongruous addition to the street scene through excessive prominence or appearing to lose the 'openness' felt on the existing dwelling and wider area.

In view of the above, it is considered that the proposal would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and would not result in undue harm to the character of the street scene, the visual amenity of the surrounding area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Impact on Residential Amenity

The front extension is not considered to unduly impact the residential amenities of any nearby and/or facing properties.

As the extension to the original dwelling is to be sited on the principal side of the subject dwelling, no front alteration would impact the properties located to the rear of the applicant dwelling (on Falls Grove).

The habitable room dormers would maintain a separation distance of 14.7m from the front boundary of the dwelling, and 28.7m – 29.3m from the nearest principal elevation windows of 4a Yew Tree Grove and 2 Motcombe Road, significantly greater than the 21.0m space standard between habitable room windows on the public or street side of dwellings, outlined in the SPD. The proposed central dormer would be glazed, and as such mitigates any overlooking impact created, which would be equal to or less than the dormers to either side, as the central dormer would lead to a non-habitable space. The obscure-glazing of the dormer will be included in the same condition as the proposed rear dormer.

The proposed windows on the ground floor would impact residential amenity to no greater degree than the existing windows, and as such, on these grounds, are an acceptable proposal.

In view of the above, it is considered that the proposal would not unduly impact on the residential amenity of the surrounding properties in accordance with UDP policy CDH1.8 and Core Strategy policies SIE-1 and SIE-3.

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.

Whilst an Energy Checklist to consider reasonable improvements to the energy performance of the existing dwelling has not been submitted, this can be achieved through conditional control to ensure that energy efficiency issues are adequately addressed under the provisions of Policy SD-2.

Other Matters

Analysis of the proposal has provided evidence and justification for the inclusion of conditions requiring any development to comply with the submitted plans, and the materials proposed for use to match those used on the existing dwelling.

Application DC/079925 was decided via Committee to introduce conditions restricting certain permitted development rights to the property (i.e., the installation of additional windows, doors, or other openings on the west or east side elevations of the development, and developments permitted by Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 without express permission given by the local planning authority). These conditions are recommended to be included in any decision granting planning permission for this application.

The proposed first floor rear dormer should also be conditioned to be made obscure-glazed, to avoid future issues of privacy loss to the garden area of No.1 Yew Tree Grove.

SUMMARY

The NPPF establishes three dimensions to sustainable development – economic, social and environmental and indicates that these should be sought jointly, simultaneously, and favourably through the planning system.

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

The elements of the proposal which benefit from planning permission under application DC/079925 are still considered acceptable as there has been no material change to the scheme or Planning Policy or Guidance since the decision was issued in August 2021. It would therefore be unreasonable to critique those proposed developments as they have already been granted planning permission. The relevant conditions, included in DC/079925, such as removal of certain permitted development rights, are also recommended for any grant decision on this application.

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 impact on the original, principal habitable room windows on all neighbouring properties is judged to be acceptable.

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 surrounding area in accordance with UDP policy CDH1.8 and Core Strategy policies SIE-1, SIE-3.

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.

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

RECOMMENDATION

Grant subject to conditions