

## **ITEM 4**

<b>Application Reference</b>	<b>DC/088281</b>
<b>Location:</b>	8 Carrwood Avenue Bramhall Stockport Stockport SK7 2PX
<b>PROPOSAL:</b>	Two storey rear extension and a single storey side/rear extension to incorporate the existing garage. (Amended)
<b>Type Of Application:</b>	Householder
<b>Registration Date:</b>	05.04.2023
<b>Expiry Date:</b>	08.12.2023
<b>Case Officer:</b>	Aisling Monaghan
<b>Applicant:</b>	Mr Aric Leung
<b>Agent:</b>	Dat Phat Diep

### **DELEGATION/COMMITTEE STATUS**

Bramhall and Cheadle Hulme South Area Committee.

The application has been referred to Committee as a result of 7 letters of objection.

### **DESCRIPTION OF DEVELOPMENT**

The application seeks planning permission for the erection of two storey rear extensions and a single storey side/rear extension to incorporate the existing garage.

The proposed single storey side/rear extension will be set back from the front elevation by 9.8m. It will feature a mono-pitched roof and will measure a maximum width of 3.034m and a length of 5.3m. The single storey extension will have a maximum ridge height of 5.22m.

Proposed brickwork will match the existing property.

On the front elevation, a new set of doors and a high level window is proposed.

On the roof slope, two roof lights are proposed.

The proposed two storey rear extension will feature a double pitched roof which will extend from the existing roof slope. It will measure a maximum width of 9.598m and project a length of 5m. The extension will have a ridge height of 9.01m.

On the rear elevation, at ground floor level, two panel windows and a set of bi fold doors are proposed. At first floor level, two sets of inward opening doors are proposed with Juliet balconies, also a large high level window is proposed.

Proposed brickwork will match the existing property.

On the rear elevation above the ground floor level windows, a Laminam tile finish is proposed, and on the roof plane, four roof lights are proposed.

On the existing rear roof slope, two rooflights are proposed.

On the existing front elevation, an existing front door will be replaced with a new front door.

On the existing south side elevation, at first floor level, an existing window will be replaced with an obscurely glazed window. A new window is also proposed for the roof space.

On the existing north side elevation, at first floor level, a new obscurely glazed window is proposed, and at ground floor level, a new window is proposed.

## **SITE AND SURROUNDINGS**

The application property is a two storey detached house with a gable end roof, a driveway and small garden to the front and a west facing rear garden.

No. 10 Carrwood Avenue is located south of the application property, No. 6 Carrwood Avenue is located to the north, and No. 9 Carrwood Avenue is located to the west. An area of forestry faces the rear elevation and rear garden of the site.

Carrwood Avenue is a residential street comprising of detached two storey dwellings that exhibit a diverse mix of design and materiality.

The Bramhall Park Conservation Area is located to the north of Carrwood Avenue, however, the application site lies outside of it.

## **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 31<sup>st</sup> 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 17<sup>th</sup> March 2011.

### **Saved policies of the SUDP Review**

CDH 1.8: RESIDENTIAL EXTENSIONS

### **LDF Core Strategy/Development Management policies**

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

### **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.

On the existing side elevation of the existing garage, existing windows are to be replaced with new sliding doors.

## **National Planning Policy Framework**

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 20th July 2021 and replaced the previous NPPF (originally issued 2012 & revised 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments' up-to-date planning policy which should be taken into account in dealing with applications. 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".

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.

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. 130 “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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

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

## **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.

## **PLANNING HISTORY**

DC/008652 Type: FUL Address: 8 Carrwood Avenue Bramhall Stockport Cheshire SK7 2PX  
Decision: GTD Decision Date: 19-SEP-02 Proposal: Single storey rear conservatory

## **NEIGHBOURS VIEWS**

The owners/occupiers of 5 surrounding properties were notified in writing of the application. The neighbour notification period expired on the 16<sup>th</sup> November 2023.

Throughout the application, 7 letters of objection have been received regarding the application from 5 neighbouring properties.

Issues raised:

- The proposed side extension is located close to the side boundary of the neighbour, a distance of 1m should be maintained to allow for maintenance.
- Use of the side extension is not stated, concerns whether it would be used as an annexe.
- The top floor balcony would result in a loss of privacy, in noise pollution, would look out of place and would spoil the feel of the neighbouring houses. *(This element has been removed from the application)*
- The proposed extensions are not in proportion to the existing dwelling.
- The proposal would significantly impact the Conservation Area. *(The application site lies outside the Conservation Area, with most of the extension located to the rear of the dwelling)*
- Concerns regarding the impact on the trees on the site
- The proposed extensions would not be in keeping with the design of the existing houses.
- The proposed extension would be overbearing and intrusive to the neighbour.
- Concerns with the window in the roof space resulting in a loss of privacy.
- The proposed rear elevation window would result in a loss of privacy.
- The proposal would set a precedent for future alterations.
- The loss of privacy would result in an impact on the quality of life
- The proposed top floor balcony would result in a loss of privacy and overlooking *(The balcony has been omitted from the proposal)*
- The proposed rear dormer and balcony is large and prominent and not in keeping with the existing streetscene. *(The dormer and balcony have been omitted from the proposal)*

## **CONSULTEE RESPONSES**

Nature Development Officer – No objection, subject to conditions

Arboriculture Officer – No objection, subject to conditions

## **ANALYSIS**

### Design

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 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.

#### *Single storey side/rear extension*

The proposed single storey side/rear extension would exhibit a mono-pitched roof and would be built using matching materials to the existing dwelling. Therefore, it is considered that the single storey side extension would respect the existing dwelling character and design, and would appear subordinate. It is considered acceptable in terms of its impact on design of the existing dwelling and the streetscene.

#### *Two storey rear extension*

The proposed two storey rear extension would exhibit a gable end roof design and would be built using matching materials to the existing dwelling with the addition of a Laminam (or similar) tile finish on the rear elevation. Therefore, it is considered, that as the rear extension would not be viewable from public viewpoints, it is acceptable in terms of its impact on the design of the existing dwelling and the streetscene. The proposed extensions are considered subordinate to the existing dwelling.

#### *Conclusion*

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

#### Residential Amenity

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



*Photograph 1 – Aerial photograph of the site  
(Source: Google Earth)*

As shown in photograph 1, the property has a large rear garden. There are no facing properties to the rear.

#### *Single storey side/rear extension*

The single storey extension is proposed to extend 3.974m from an existing rear garage which extends along the side boundary with No. 10 Carrwood Avenue. No. 10 has an existing rear outrigger and a rear conservatory which extends approximately 6m rearwards from the rear elevation. A distance of over 4m will remain between the proposed extension and the No. 10's conservatory. Therefore, it is deemed that the proposed extension would not result in a degree of overshadowing, to the neighbour's rear outrigger or conservatory, which would result in a refusal due to the layout and separation distances. The proposed roof lights would not result in a loss of privacy to this neighbour due to their nature.

It is also considered that the proposed front door and high level window on the front elevation would not result in a loss of privacy due to separation distances of over 40m which would remain between the proposed new openings and the front elevation of No. 9 Carrwood Avenue.

The proposed single storey extension would be screened from No. 6 Carrwood Avenue by the proposed two storey rear extension.

### *Two storey rear extension*

The Extensions and Alterations to Dwellings SPD states that rear extensions should be avoided where they would be sited 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.

The two storey rear extension would extend 5m from the existing rear elevation and would extend from the existing dwellings ridge line to allow for a roof space to be created. It would also be located to the north west.

A distance of 10.6m would remain between the proposed extension and side elevation of the neighbour at No. 6 Carrwood Avenue. Due to the separation distance, the proposed extension would not breach the 45 degree angle from No.6's closest primary habitable window, therefore, it is deemed it would not result in an unacceptable loss of light. It is also deemed that due to the separation distance and the existing boundary treatment, the proposed extension would not appear overbearing to this neighbour.

A distance of 3.7m would remain between the proposed extension and side boundary of the neighbour at No. 10 Carrwood Avenue. No. 10 has an existing rear outrigger and a rear conservatory which extends approximately 6m rearwards from the rear elevation. Due to the separation distance the proposed extension would not breach the 45 degree angle from No.10's closest primary habitable windows, therefore, it is deemed it would not result in a loss of light. It is also deemed that due to the separation distance, the proposed extension would not appear overbearing to this neighbour.

On the rear elevation windows and doors are proposed for the roof space, at first floor and ground floor level. These windows and doors will face the private rear garden of the host dwelling and a wooded area. Therefore, it is determined that these windows and doors would not result in an unacceptable loss of privacy.

Due to the nature of the Juliet balconies, it is also determined that they would not result in a loss of privacy.

Due to the nature of the rooflights, they are deemed acceptable.

### *Alterations to the existing garage*

On the existing side elevation facing the side boundary with No. 6 Carrwood Avenue, existing windows are proposed to be replaced with bi fold doors. With the separation distance remaining as existing, it is deemed that the proposed doors are acceptable, as they would not result in any further loss of privacy than existing.

### *Alterations to the existing building*

Two new windows are proposed to face the side boundary and side elevation with No. 6 Carrwood (with the new window at first floor level being fitted with obscure glazing). On the existing side elevation four existing windows already face the neighbour at No. 6, with the separation distance remaining as existing. Therefore, it is deemed that the proposed windows are acceptable, as they would not result in any further loss of privacy than existing.

Two new windows are proposed to face the side boundary and side elevation with No.



10 Carrwood.

One window is proposed at first floor level and will be fitted with obscure glazing.

One window is proposed for the roof space.

On the existing side elevation five existing windows already face the neighbour at No. 10, with the separation distance remaining as existing. Therefore, it is deemed that the proposed windows are acceptable, as they would not result in any further loss of privacy than existing.

### *Conclusion*

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 policy SIE-1.

On the basis of the above the proposed development is considered compliant with policies H1 and SIE1 together with advice contained within the SPD.

### Trees

There are no protected trees on site or surrounding the site.

The proposed site plan drawing PL D019/01 – shows that small trees and hedges to the rear are proposed to be removed to allow for the construction of the rear extension.

The Arboriculture Officer was requested to provide comments on the application. They stated that the proposed development would impact on the trees on site with minimal trees being shown as lost due to the development, therefore only small level planting should be required to replace and enhance the site.

The development will need to supply protective fencing and advisory notices to prevent any further damage, accidental spillage or compaction on the trees and their root systems.

These can required by condition.

### Highways

The existing parking arrangements will remain unchanged. Therefore, the proposal is considered acceptable in terms of highways and parking.

### Ecology

The Nature Development Officer was consulted on the application and the Preliminary Ecology Appraisal and Preliminary Roost Assessment that support the application. They stated that sufficient ecological survey effort has been undertaken to inform determination of this planning application.

### *Bats*

Many buildings have the potential to support roosting bats. The proposed extension works will impact the roof area of the property and therefore have potential to impact any bats that may be present. The PRA of the buildings concluded that the main building (referred to as B1) has moderate bat roost potential due to the presence of a number of potential roost features. The second building (B2) will be connected to the main building at roof height and therefore extension works will impact the roof area of this building also. B2 was assessed as having low bat roost potential. B3 is a small wooden shed and was assessed as having negligible bat roost potential. This structure is not included within the development proposals.

Building B1 was surveyed twice in August 2023 and Building B2 once. No bats or evidence of bats using the buildings to roost in was observed on either occasion.

However, as the habitats at the rear of the property are of moderate potential for commuting and foraging bats, a low impact lighting strategy is recommended within the PEA report to reduce the impacts.

### *Badgers*

Suitable sett building and foraging habitat is available adjacent to the property in Carr Wood. The development footprint is over 30m from the woodland boundary and so the risk of a sett being impacted by the proposed works is low, even if a sett were present in this location. Dependent on levels of badger activity in the area, it may be appropriate to implement precautionary reasonable avoidance measures during construction work to minimise the potential risk of impacting any badgers that may move through the site. Recommendations for the use of precautionary working methods during construction are made in the PEA report with regard to badger.

### *Nesting Birds*

Trees and other vegetation on-site have the potential to support nesting birds. No bird's nests were found in or around B1 or B2 during the ecology surveys.

### *Hedgehog*

Habitats on site have the potential to support hedgehog. Recommendations for the use of precautionary working methods during construction are made in the PEA report with regard to hedgehog.

### *Amphibians*

No impacts on GCN are anticipated due to the lack of ponds within the area. However, common amphibians may be impacted by the proposals and therefore recommendations have been made within the PEA report for precautionary working methods during construction.

### *Invasive Species*

Himalayan balsam, rock cotoneaster and rhododendron were identified on-site during the surveys. However, these are all sited away from the construction zone as long as works are contained to this area only the risk of spreading these plants is unlikely.

### Other Matters

No additional bedrooms are proposed for the dwelling and the car parking spaces are to remain the same if the proposed extensions were approved.

It is therefore considered that a sufficient provision car parking spaces will remain for the size of this dwelling.

The application has been supported with an Energy Checklist. Therefore, it complies with the Core Strategy policies SD-2 Making Improvements to Existing Dwellings, which requires all Applicants to complete a checklist which identifies which measures are appropriate to their home.”

## **SUMMARY**

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 in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

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.

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 does comply with the content of these documents.

## **RECOMMENDATION**

Grant with conditions